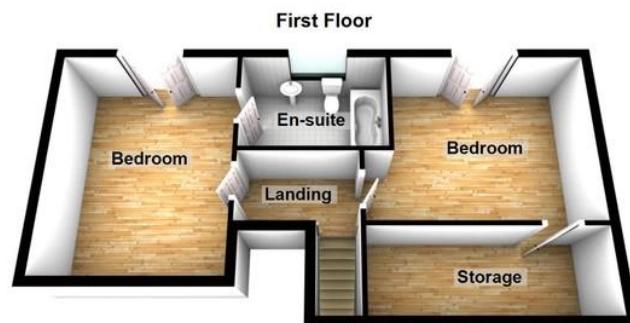
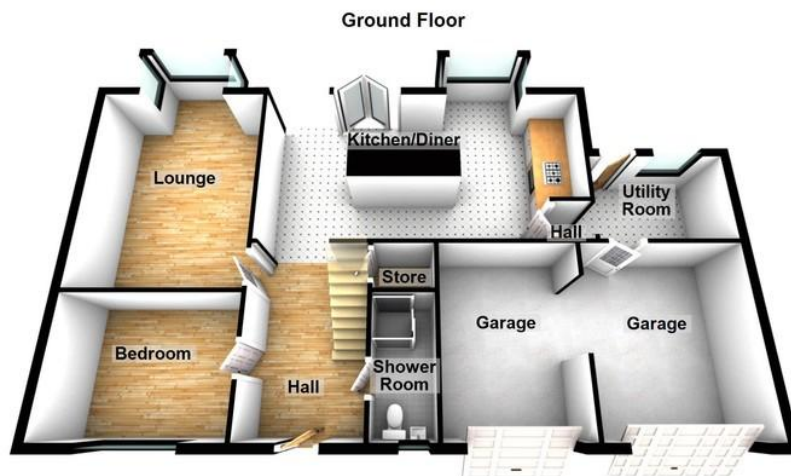




Burnedge Lane
Grasscroft, Saddleworth

£440,000

- Detached House
- Amazing Views
- Three Double Bedrooms
- Double Garage
- Driveway For 4 Vehicles
- Good Sized Gardens
- Further Potential (Planning Approved)
- Energy Rating D



A fantastic opportunity to purchase this extended and part modernised detached property with additional scope and potential. Situated in an elevated position of Grasscroft with impressive views over the Saddleworth countryside, enjoyed from bi-folding and patio doors and windows. With off road parking for four cars to the front driveway and a double garage complete the ample parking areas. It is a fantastic opportunity for the growing family with three double bedrooms and a good size plot.

The living accommodation warrants internal inspection, comprising briefly of entrance hall, lounge, open plan kitchen-diner with a beautiful picture window to the dining area. A double bedroom and shower room finish the ground floor. To the first landing provides access to another two double bedrooms, master en-suite and the second bedroom has access to a storage space which could be easily turned into a walk in wardrobe or en-suite. The house is warmed with gas central heating with beautiful ornate radiators and under floor heating in the kitchen diner. The house is double glazed throughout with uPVC windows and doors.

Further benefits include it's proximity to a well regarded primary school and excellent rail links direct to Manchester, Huddersfield and Leeds.

Planning permission was granted to extend the property under application references HH/058929/10 and HH/331779/12 which can be found on the Oldham planning portal. Some of the works have been completed and therefore the application will not lapse.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm