



5 Lovers Lane, Grasscroft, Saddleworth, OL4 4DP

A family home in a sought after location with off road parking by means of a block paved driveway and a detached garage. This three bedroom, semi detached property provides well proportioned living accommodation situated in a convenient location of Grasscroft with access to schools, Oldham road bus stops and the railway station at Greenfield.

£245,000

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A family home in a sought after location with off road parking by means of a block paved driveway and a detached garage. This three bedroom, semi detached property provides well proportioned living accommodation comprises: entrance hall, lounge with large feature window, separate dining room and fitted kitchen/diner to the ground floor. The master bedroom has a full range of fitted wardrobes with two further bedrooms and bathroom with separate shower to the first floor. Situated in a convenient location of Grasscroft with access to schools, Oldham road bus stops, railway station at Greenfield and Uppermill with its amenities. Just a short drive to motorway and Metrolink connections.

ENTRANCE HALL With hardwood entrance door, fitted carpeting, radiator, hardwood window to the side.

LOUNGE With wood burning stove, feature surround, fitted carpeting, radiator, uPVC double glazed picture window.

DINING ROOM With fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed French doors leading to the garden.

KITCHEN DINER With fitted wall and base units in high gloss, work tops, one and a half bowl stainless steel sink unit with drainer, splash back tiling, plumbed for washing machine, double oven, gas hob, radiator, breakfast bar, pantry storage cupboard, uPVC double glazed windows to the rear and side, hardwood door to the side.

FIRST FLOOR LANDING With fitted carpeting, access to the loft, uPVC double glazed window to the side.

BEDROOM With a full range of fitted wardrobes, fitted carpeting, radiator, uPVC double glazed picture window

BEDROOM With fitted carpeting, radiator, hardwood double glazed window.

BEDROOM With fitted carpeting, radiator, hardwood double glazed window.

BATHROOM With three piece suite comprising corner bath, low level w.c., vanity unit with wash hand basin, separate shower, dual aspect hardwood double glazed obscure windows.



GARAGE AND DRIVEWAY Off road parking is by means of a block paved driveway leading to a detached garage with up and over door.

EXTERNALLY There is a garden forecourt with lawn at the front and a good size enclosed rear garden with lawn, block paved and decked patio areas.



ADDITIONAL INFORMATION TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services: . None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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