

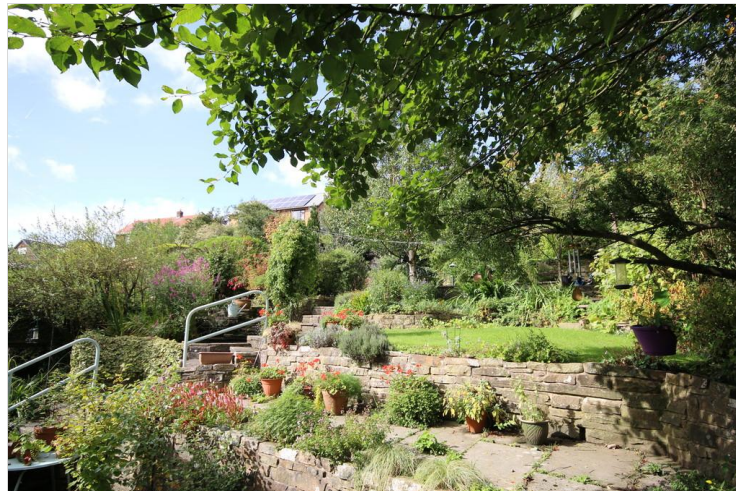
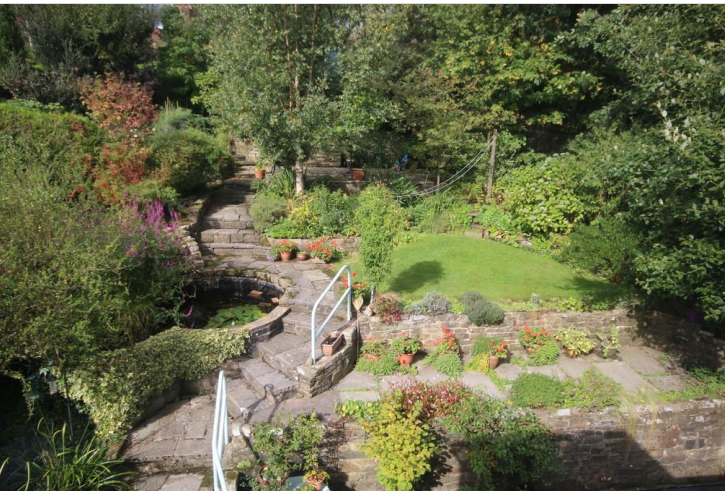


Summershades Lane

Grasscroft, Saddleworth

£395,000

- Substantial Detached Property
- Four Bedrooms
- Large Rear Garden
- Two Reception Rooms & Office
- Driveway & Double Garage
- Far Reaching Open Views
- Further Potential
- Energy Rating D



Situated in the very popular village of Grasscroft is this detached 4 bedroom property on Summershades Lane. Boasting a large plot with well maintained gardens to the front and rear, there is ample off road parking in the form of a double width driveway which leads to the double garage. The property offers far reaching views from the front.

Internally comprising briefly of: Entrance hallway, lounge, dining room, kitchen-diner, utility room, two bedrooms, shower

room and office/bedroom to the ground floor. Going upstairs you will find a further bedroom in addition to a bathroom, storage area and large home office area. This property offers versatile accommodation with further scope and potential to extend if required and subject to planning approval. The house is warmed with gas fired central heating and is double glazed throughout.

Externally there is plenty of parking available to the driveway and double

garage. To both the front and rear are mature gardens, of which the rear is large and contains a wide array of bushes, flowers and even a pond.

Viewings are highly recommended and can be arranged 7 days a week on 01457810076.

VESTIBULE

With timber glazed entrance door and side window.

HALLWAY

With timber glazed internal door and side window, radiator, fitted carpeting, cloaks cupboard.

LOUNGE

16' 8" x 11' 8" (5.10m x 3.58m) With fitted carpeting, radiator, large uPVC double glazed window, Living flame gas fire with stone fireplace.

DINING ROOM

16' 7" x 8' 8" (5.06m x 2.65m) With fitted

carpeting, two radiators, uPVC double glazed dual aspect windows.

UTILITY ROOM

7' 11" x 6' 9" (2.43m x 2.06m) Plumbing for washing machine, radiator, vinyl floor, storage cupboard housing a Worcester-Bosch combi boiler, timber glazed door leading to the garden.

KITCHEN/BREAKFAST ROOM

9' 6" x 16' 4" (2.92m x 4.98m) Fitted with a range of wall and base units and work tops, stainless steel sink and drainer, double oven and grill, gas hob, integral dishwasher, radiator, space for a dining table, uPVC double glazed bay window with views over the garden, upvc double glazed French doors to the garden.

SHOWER ROOM

5' 8" x 8' 6" (1.73m x 2.59m) Featuring a low level wc, hand wash basin with vanity storage cabinet, double walk in shower, heated towel radiator, fully tiled walls and floor, timber double glazed window, radiator.

BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m plus bay) With fitted carpeting, radiator, uPVC double glazed bay window, fitted wardrobes and matching side tables, dressing table.

BEDROOM

10' 4" x 10' 4" (3.15m x 3.15m) With fitted carpeting, radiator, timber double glazed window, built in storage and shelving.





BEDROOM/STUDY

9' 8" x 8' 0" (2.97m x 2.44m Max) With fitted carpeting, radiator, uPVC double glazed window.

FIRST FLOOR

OFFICE

12' 0" x 19' 10" (3.66m x 6.05m Max) With fitted carpeting, two radiators, dual aspect timber and uPVC double glazed windows.

LANDING

With fitted carpeting, built in storage shelves and cupboards.

BEDROOM

11' 8" x 12' 0" (3.56m x 3.66m) With fitted carpeting, radiator, uPVC double glazed window, eaves storage.

BATHROOM

Comprising low level wc, hand wash basin, bath with mixer shower attachment, timber double glazed obscure window, fully tiled walls, radiator.

STORAGE

8' 1" x 7' 1" (2.48m x 2.17m) With stripped flooring, timber double glazed window, built in storage cupboards.

EXTERNAL

To the front of the property is a large paved driveway with ample parking space and leading to a double garage to the rear. There is also a garden with a wide array of flora. To the rear is a substantial garden featuring a pond, mixtures of flowers, hedges and trees, lawn and patio areas. Far reaching views are to the front.

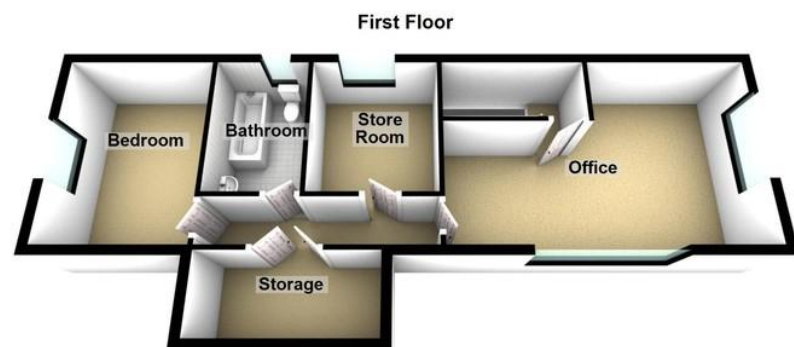
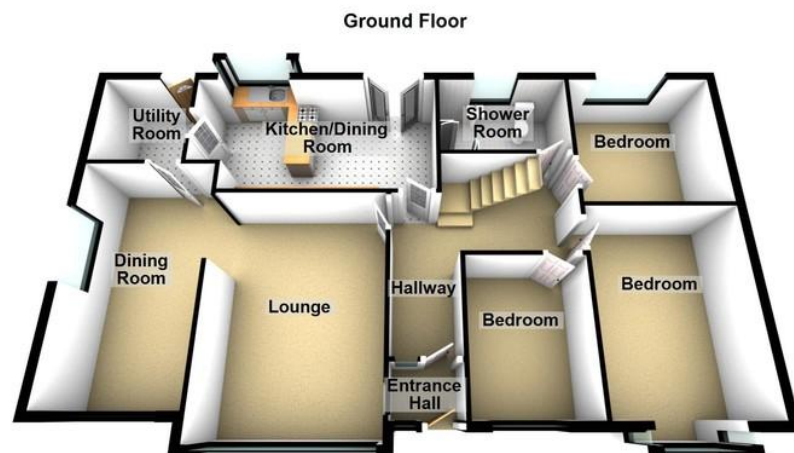
ADDITIONAL INFORMATION

TENURE: Leasehold £12.50 per annum -
Potential to buy lease - Solicitor to
confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by
appointment with the agents.





Uppermill Office

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Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
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01457 810076

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.