



Burnedge Fold Road

Grasscroft, Saddleworth

£485,000

- Detached Property
- Two Reception Rooms
- Three Bedrooms
- Landscaped South Facing Gardens
- Large Driveway & Garage
- Exceptional Standard Of Finish
- Highly Popular Location
- Energy Rating D



Presented to an extremely high standard both internally and externally is this deceptively spacious detached property with huge south facing rear garden which provides splendid countryside views over the Saddleworth landscape and further beyond. There is also a block paved driveway which leads round the side of the house and to the rear where there is space to park several vehicles and leads to the integral garage.

Internally comprising entrance vestibule, double height hallway, spacious lounge, dining room, study, wc, fitted kitchen and side vestibule to the ground floor. The spacious first floor landing



leads off to three bedrooms and a family bathroom. On the lower ground which can be accessed from the hallway is a games room, snug and single garage. The house is warmed with gas fired central heating and is fully double glazed throughout.

A low maintenance block paved garden is found to the front of the property. The rear garden is situated on a very large plot and has been well landscaped. It is south facing and has a mix of stone paved patio areas, lawns, Astroturf and decked patio areas. The outdoors space gives way to splendid far reaching views.



Extension possibilities are available (subject to planning approval) and viewings are highly recommended - call 7 days a week to arrange a viewing on 01457 810076.

ENTRANCE VESTIBULE

Accessed through a glazed composite door and with laminate flooring, uPVC double glazed obscure window.

HALL

A spacious double height hallway with fitted carpeting and stairs to both the first floor landing and lower ground floor.

WC

Comprising low level wc with hidden cistern, hand wash basin with vanity storage cupboard, splash tiles, tiled floor, radiator, uPVC double glazed obscure window.

LOUNGE

21' 0" x 11' 11" (6.41m x 3.65m) With feature marble gas fire, laminate flooring, two radiators, uPVC double glazed front and side facing windows, uPVC double glazed French doors with two side windows to the rear.

STUDY

11' 5" x 8' 9" (3.49m x 2.69m) With laminate flooring, radiator, uPVC double glazed window, triple glazed doors allow this room to be open to the lounge.

DINING ROOM

12' 1" x 11' 11" (3.69m x 3.64m) With laminate flooring, radiator, uPVC double glazed window, glazed double doors open from the hallway.

KITCHEN

11' 10" x 9' 10" (3.61m x 3.01m) A luxury kitchen fitted with a range of high gloss wall and base units, composite worktops, 1 1/4 sink and drainer, Bosch appliances including cooker, gas hob and microwave. Integral Fridge/Freezer, uPVC double glazed dual aspect windows, laminate flooring.

SIDE VESTIBULE

With uPVC glazed door, laminate flooring, storage cupboard housing space for tumble dryer and plumbing for washing machine.





LANDING

Spacious landing area with space for study area, radiator, Velux roof window including blackout blind, laminate flooring and fitted carpeting.

BEDROOM

16' 7" x 11' 11" (5.06m x 3.65m & Wardrobes)
With laminate flooring, radiator, fitted wardrobes, uPVC double glazed window offering far reaching countryside views.

BATHROOM

9' 7" x 5' 11" (2.93m x 1.81m) Comprising low level wc, hand wash basin, shower cubicle, separate bath, heated towel rail, fully tiled walls and floor, uPVC double glazed obscure window.



BEDROOM

16' 5" x 11' 9" (5.02m x 3.60m) With laminate flooring, radiator, uPVC double glazed window with open views.

BEDROOM

11' 11" x 8' 11" (3.64m x 2.72m) With laminate flooring, radiator, Velux window including blackout blind, access to loft void via retractable ladders.

LOWER GROUND FLOOR

Stairs from the hallway lead to the lower ground floor.



GAMES ROOM

9' 9" x 8' 7" (2.99m x 2.62m) With fitted carpeting, radiator.

SNUG

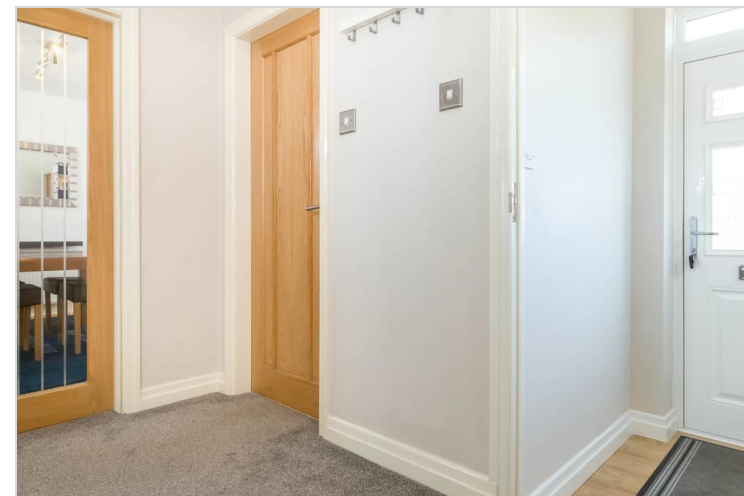
11' 9" x 9' 8" (3.59m x 2.95m) With fitted carpeting, radiator, access to additional storage areas below the house.

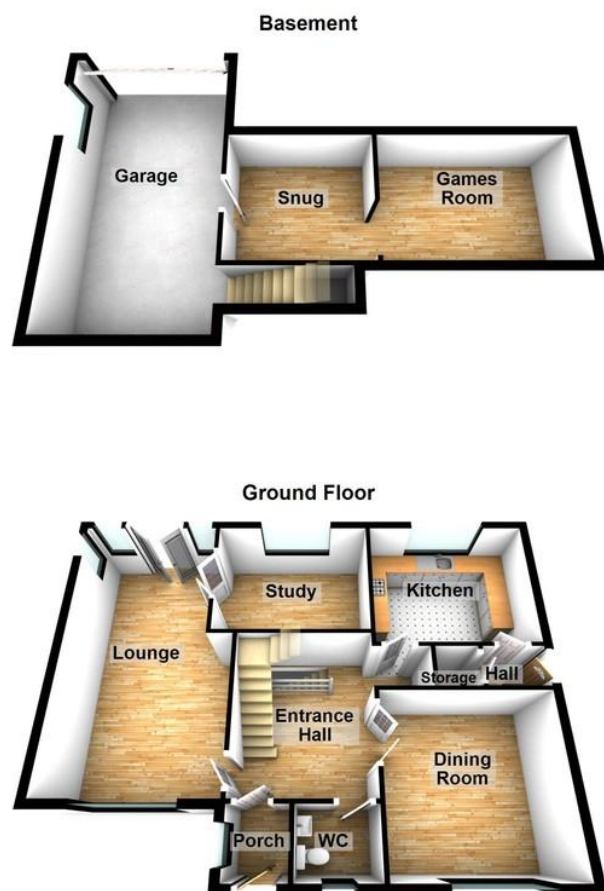
GARAGE

19' 1" x 11' 5" (5.83m x 3.50m) Accessed through a roller door and with light, power and water. There is also a uPVC double glazed obscure side window, wall mounted Worcester-Bosch combi boiler, storage cupboards and access to the hallway via stairs.

EXTERNAL

A low maintenance block paved garden is found to the front of the property. There is also a driveway which leads round the side of the house and to the rear where there is space to park several vehicles and leads to the integral garage. The rear garden is situated on a very large plot and has been well landscaped. It is south facing and has a mix of stone paved patio areas, lawns, Astroturf and decked patio areas. The outdoors space gives way to splendid far reaching views.





ADDITIONAL INFORMATION

TENURE: Leasehold, circa £14 p.a. -
Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly
by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

uppermill@kirkham-property.co.uk

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 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.