



Oaklands Road
Grasscroft, Saddleworth

£975,000

- Prestige Detached House
- Gated Community (just 3 houses)
- Six Double Bedrooms
- Three En-Suite's & Main Bathrooms
- Driveway For Four Cars
- Double Garage With Remote Door
- Sizeable Gardens & Views
- Energy Rating C



Occupying a slightly elevated and private position is this individually designed home, constructed in 2007 and continuously updated by the current owners. This stunning home sits within large, professionally landscaped gardens to all sides and is positioned to take full advantage of the far reaching views. Offering 6 double bedrooms, the accommodation is both versatile and generously proportioned. The central feature of the home is the 32 feet long living kitchen, totally remodelled in 2008 to reflect current design trends. In addition, there is a separate lounge, formal dining room, study, ground floor cloaks/wc, feature staircase and the sleeping accommodation principally situated over the first floor level.

Further complimented with underfloor heating, CCTV, sophisticated intruder alarm, electric gates, double garage and generous parking, there cannot be many Saddleworth homes that offers the growing family with such luxury and space.

The internal accommodation is certainly deceptive comprising: vestibule, large hallway, downstairs WC, kitchen/dining/living area, lounge, dining room, study, bedroom with en-suite and utility room with access to the double garage. The first floor comprises of the main bedroom with balcony, walk in wardrobe and en-suite bathroom. The second bedroom also has a balcony and en-suite. Three further double

bedrooms and main family bathroom finish the accommodation. Gas fired underfloor heating is throughout and all windows are double glazed with either uPVC or velux windows.

Greenfield railway station is within walking distance of the property. Bus routes are close by linking neighbouring Saddleworth villages and surrounding towns, with the motorway at both the M62 and M60 a little further afield. Two well regarded primary schools are within walking distance of the house.

This stunning home is also available to rent at a cost of £3000 per calendar month.

VESTIBULE

Accessed via a secure timber door, two double glazed side windows, cloaks cupboard and Amtico flooring.

HALL

A central hallway with large storage cupboard and Amtico flooring.

LOUNGE

20' 5" x 16' 6" (6.23m x 5.05m) With fitted carpet, two uPVC double glazed French doors to decked patio, living flame modern stone gas fire, double doors to the dining room.

KITCHEN/DINING/LIVING

32' 5" x 14' 2" (9.90m x 4.34m) This open plan kitchen/dining/living space is the heart of the home with a full range of fitted wall and base level kitchen units with marble work tops including central island top and window

sills. Appliances include a double oven and grill, integrated induction hob and integrated dishwasher. Central island with dining table attached and ample seating area. uPVC double glazed dual aspect windows, Kardean flooring.

UTILITY ROOM

With fitted storage cupboard, plumbing for washing machine and tumble dryer, laminate flooring, glazed door to garden.

WC

Comprising low level WC, hand wash basin with vanity storage cupboard, uPVC double glazed window, tiled flooring.

BEDROOM

14' 1" x 10' 11" + entrance (4.30m x 3.34m + entrance) With fitted carpet, uPVC double glazed window and fitted wardrobes.

ENSUITE

Comprising low level WC, hand wash basin, shower cubicle, partly tiled walls and floor, heated towel rail.

STUDY

10' 4" x 6' 11" (3.16m x 2.12m) With built in desk and storage cupboards, Amtico flooring, uPVC double glazed window.

STAIRS AND LANDING

With glazed balustrade, large velux roof window, uPVC double glazed feature window, loft access.

BEDROOM

14' 3" x 18' 9" + wardrobes (4.35m x 5.73m + wardrobes) With fitted wardrobes and dresser, fitted carpet, uPVC double glazed sliding patio doors leading to a balcony.







BALCONY

With ample space for a table and chairs enclosed with glass panels.

ENSUITE

10' 8" x 5' 10" (3.27m x 1.80m) Comprising low level WC, wash hand basin, bath, double walk in shower with shower head and separate mixer attachment, fully tiled walls and flooring, velux window.

WALK IN WARDROBE

7' 0" x 13' 0" (2.14m x 3.97m) Full range of fitted wardrobes and draws, fitted carpet and Velux window.

BEDROOM

13' 8" x 12' 10" (4.18m x 3.93m) With fitted carpet, fitted wardrobes, drawers and dresser, uPVC double glazed window, uPVC double glazed sliding patio doors leading on



to a balcony.

BALCONY

With ample space for a table and chairs enclosed with glass panels.

ENSUITE

7' 6" x 5' 6" (2.29m x 1.70m) Comprising low level WC, wash hand basin, double walk in shower with shower head and separate mixer attachment, fully tiled walls and flooring, velux window.

BEDROOM

16' 4" x 10' 10" (5.00m x 3.32m) With fitted carpet and uPVC double glazed window.

BEDROOM

13' 1" x 10' 3" (3.99m x 3.14m) With fitted carpet, two



velux windows including black out blinds.

BEDROOM

10' 2" x 22' 4" (3.10m x 6.83m) With fitted carpet, velux window, uPVC double glazed window, fitted wardrobes, eaves storage.

BATHROOM

5' 11" x 9' 5" (1.82m x 2.89m) Comprising low level WC, wash hand basin with vanity storage, bath with shower over and screen, fully tiled walls and floor, heated towel rail, velux window.

EXTERNAL

To the front of the property is a cobbled driveway with parking for three/four cars leading to an integral double garage with remote electric door. At the rear is a good size garden mainly laid to lawn with paved and decked patio

areas, mature shrubs and trees. To one side is a large stone paved patio area ideal for pets and storage sheds whilst on the other the garden has mature shrubs, plants and seating areas enclosed with stone walls and laurels. Pleasing views can be found from the garden areas and the property also benefits from two balconies accessed from the master and second bedrooms.

DOUBLE GARAGE

18' 4" x 16' 4" (5.60m x 4.99m) Accessed via a remote electric up and over garage door with light, power and access to the house.

ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

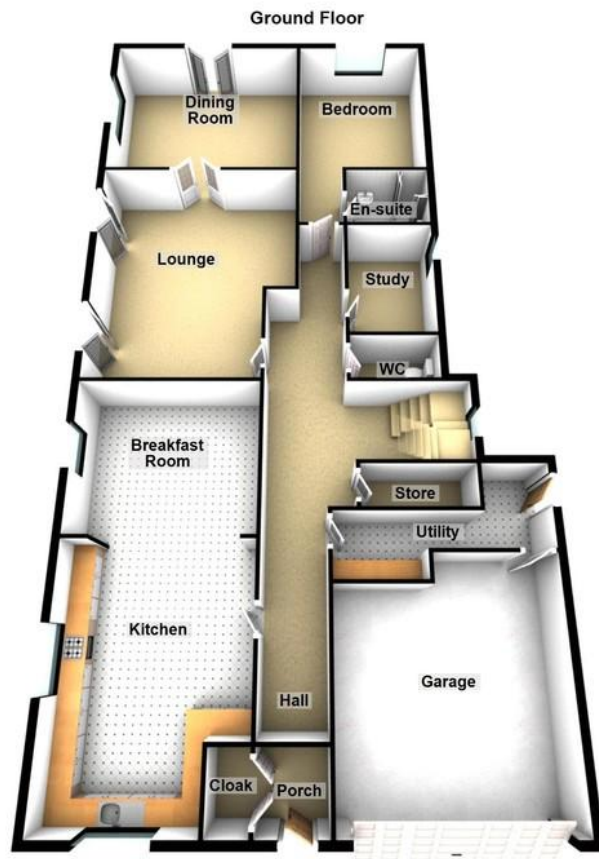
COUNCIL BAND: G

HEATING: Gas fired central heating including underfloor.

GLAZING: Double glazed units throughout including uPVC and velux windows.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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