



6 The Park

Grasscroft, Saddleworth

£750,000

- Extended Detached Property
- Four Double Bedrooms & Games Room
- Three Reception Rooms
- Driveway & Double Garage
- Far Reaching Views
- Mature Gardens Front & Rear
- Private Position
- Energy Rating D



Tucked away on a private road with just four other properties is this large period detached house with a private rear garden and open far reaching views to the front. The versatile property has three formal reception rooms and four double bedrooms along with a large games room ideal for a multitude of uses. A spacious conservatory, study, utility room and downstairs wc add to the family accommodation.

Parking is available via a block paved driveway leading to the double garage with remote door. Garden areas are found to both the front and rear of the house and are well maintained areas including patio, lawns and border shrubs.

Internally the house has undergone extensive renovation over previous years comprising briefly: entrance porch, hallway, dual aspect lounge, breakfast room, dining room, fitted kitchen, pantry, study, large conservatory, utility room and wc to the ground floor. The first floor landing

offers four bedrooms, a family bathroom, separate shower room and large games room or fifth bedroom. Warmed with gas fired central heating the house is mainly double glazed.

Whilst occupying a private position amenities are close at hand in nearby Greenfield and Uppermill with all day to day needs catered for. Both Greenfield and Mossley railway stations are just a few minutes from the house with direct services to both Manchester and Leeds.

Contact Kirkham Property 7 days a week to arrange your viewing.

PORCH

Accessed through a timber glazed entrance door, timber glazed side windows, tiled flooring.

HALLWAY

Accessed through the porch via a timber glazed door, timber glazed side windows, two radiators, fitted carpeting, stairs to the landing.

WC

Comprising low level wc, hand wash basin, radiator, Amtico flooring, uPVC double glazed obscure window.

LOUNGE

20' 1" x 14' 11" (6.13m x 4.57m Max) With fitted carpeting, two radiators, central feature fireplace with gas fire, timber glazed window to the front, uPVC double glazed French doors to the garden.

SITTING ROOM

11' 11" x 10' 2" (3.65m x 3.12m) With fitted carpeting, radiator, double doors lead to the conservatory.

DINING ROOM

13' 2" x 11' 11" (4.02m x 3.65m + Bay) With fitted carpeting, radiator, timber glazed bay window.

KITCHEN

15' 9" x 10' 3" (4.81m x 3.13m) Fitted with a range of wall and base units, Corian worktops including sink and drainer, Neff hide and slide oven, warming drawer, combination oven/microwave and induction hob, Neff integral dishwasher, integral Neff fridge, Quooker instant hot water tap, Amtico flooring, Corian breakfast bar.

PANTRY

A lift to the first floor is located in the pantry but can be removed if required. The room is fitted with shelving and has a timber glazed window and Amtico flooring.

STUDY

10' 5" x 7' 8" (3.19m x 2.35m) With fitted carpeting, radiator, timber double glazed window.

CONSERVATORY

24' 0" x 12' 0" (7.33m x 3.67m) With Amtico flooring, radiator, timber glazed wall and roof windows including fitted blinds, timber glazed door to the garden.

VESTIBULE

With tiled flooring, glazed access door to side storage room.

UTILITY ROOM

14' 7" x 11' 0" (4.47m x 3.37m) Fitted with wall and base units in high gloss, worktops, plumbing for washing machine, space for tumble dryer, sink and drainer, integral freezer, wall mounted boiler, tiled flooring, Velux roof window, radiator.

LANDING

With fitted carpeting, radiator, uPVC double window.

BEDROOM

14' 2" x 12' 1" (4.33m x 3.70m + robes) With a fitted carpet, radiator and timber double glazed bay window, fitted wardrobes and far reaching views.

BEDROOM

14' 3" x 11' 7" (4.36m x 3.55m Max) With fitted carpeting, radiator, timber double glazed windows with far reaching views, fitted wardrobes and dresser, vanity sink and under storage.

BEDROOM

15' 0" x 11' 0" (4.58m x 3.36m) With fitted carpeting, radiator, timber double glazed window, fitted wardrobes and dresser.

BEDROOM

11' 10" x 8' 7" (3.63m x 2.64m) With fitted carpeting, radiator, timber glazed window and fitted wardrobes.

GAMES ROOM





19' 9" x 11' 11" (6.02m x 3.64m) With wood flooring, two radiators, dual aspect timber glazed windows, lift access to ground floor, hand wash basin.

EXTERNAL

At the front of the property is a block paved driveway leading to the double garage with remote up and over door and access door to house.

BATHROOM

There is also a front lawn with a mixture of flora. The front is enclosed with boundary hedging. At the rear is a mixture of patio and lawn.

11' 5" x 6' 7" (3.50m x 2.03m) Comprising low level wc, hand wash basin, bath, double walk in shower, heated towel rail, fully tiled walls and floor including underfloor heating, timber glazed obscure window.

INTERNAL

BUILDING PLOT

Opposite the property to the front is a piece of land with planning permission for the erection of a single detached dwelling. If wanted this can be purchased by separate negotiation either at the same time as the house or at a later date agreed with the owner. Contact Kirkham Property

SHOWER ROOM

9' 10" x 5' 11" (3.00m x 1.81m) Comprising low level wc, wash hand basin, double walk in shower, built in storage cupboards, two timber glazed windows, fully tiled walls and floor including underfloor heating.

ADDITIONAL INFORMATION

Timber glazed obscure window. Heated towel rail. Freehold. Solicitor to confirm details.

FEATURES

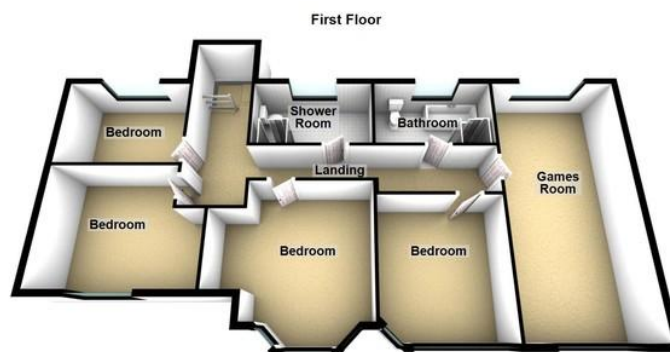
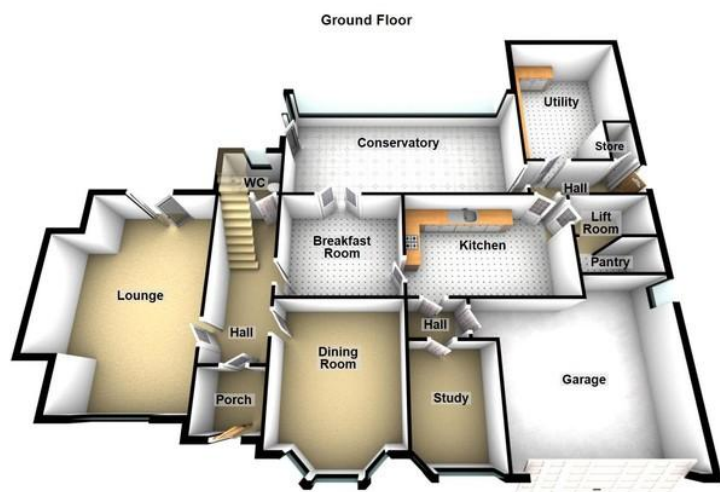
DOUBLE GARAGE

COUNCIL BAND: G

15' 11" x 15' 6" (4.86m x 4.74m) Accessed via a remote up and over door, two timber glazed side windows, green

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



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