



17 Summershades Lane

Grasscroft, Saddleworth

£435,000

- Detached House
- Large Rear Garden - Panoramic Views
- Three Double Bedrooms
- Two Reception Rooms
- Extension Possibilities (STPP)
- Block Paved Drive & Double Garage
- Sought After Position
- Energy Rating E



This detached family house is situated in a great location within the Saddleworth village of Grasscroft and comes with a very large garden which provides stunning panoramic views of the far reaching countryside. The property has three double bedrooms, two reception rooms, two bath/shower rooms and further extension possibilities (subject to planning consent). Off road parking is by means of a block paved driveway leading to a double garage with remote electric doors.

Internally comprising: entrance vestibule, hallway, lounge, dining room with balcony access, kitchen-diner, two double bedrooms, bathroom and separate toilet to the split level ground floor. A further double bedroom, en-suite shower room and access to two large loft voids can be found to the first floor. The house is warmed with gas fired central heating and is double glazed throughout with uPVC and velux roof windows.

Situated a few minutes' drive or around a fifteen minute walk of Greenfield train station with direct services to Manchester, Huddersfield and Leeds with the M60 and M62 motorway connections approximately twenty minutes by car. Well regarded primary schools are within walking distance of the house and open countryside is also a short stroll away.

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

VESTIBULE

Accessed via a uPVC double glazed door with window to the side, tiled flooring and further timber door and window to the hallway.

HALLWAY

A split level hallway with wood flooring radiator, stairs to first floor and under stairs cloaks area.

LOUNGE

15' 10" x 11' 10" (4.85m x 3.61m) With fitted carpet, radiator, central stone fireplace with modern electric fire, uPVC double glazed dual aspect windows.

DINING ROOM

12' 3" x 10' 0" (3.75m x 3.05m) With wood flooring, radiator, two uPVC double glazed windows, uPVC double glazed door leading out to the balcony.

BALCONY

Accessed from the dining room and enclosed with wrought iron railings.

KITCHEN

11' 10" x 14' 0" (3.62m x 4.29m) With fitted wall and base level cupboards, coordinating worktops, breakfast table, double oven, five ring gas hob, extractor hood, integral

dishwasher, microwave, fridge and fridge/freezer and washing machine, tiled flooring, uPVC double glazed window, uPVC double glazed door to garden.

WC

With a low level wc, fully tiled walls and flooring, uPVC double glazed obscure window.

BATHROOM

5' 10" x 9' 7" (1.79m x 2.93m) A modern bathroom suite comprising bath, separate walk in shower cubicle, wash hand basin, fully tiled walls and flooring, heated towel rail, uPVC double glazed obscure window.

BEDROOM

13' 10" x 10' 4" + wardrobes (4.22m x 3.17m + wardrobes) With laminate flooring, radiator, full range of fitted wardrobes including dresser and drawers, uPVC double glazed window.

BEDROOM

12' 0" x 10' 4" (3.67m x 3.17m) With fitted carpet, radiator, uPVC double glazed window.

LANDING AREA

Providing access to a storage cupboard and two loft voids. One of the loft voids is being used as a workshop.

BEDROOM

12' 0" x 11' 9" (3.67m x 3.60m) With fitted carpet, radiator, fitted wardrobes and drawers, uPVC double glazed window with panoramic open views.

EN-SUITE

Comprising a shower cubicle, low level wc, wash hand basin, radiator, fully tiled walls, velux roof window.

EXTERNAL

Off road parking is by means of a block paved driveway to the front leading to the double garage. The garages have

remote up and over electric doors, light, power and water supply. The front garden is mainly laid to lawn with shrubs, plants and flower borders. Access to the rear can be gained down the sides of the property. At the rear of the house is a very large tiered garden serving up a mix of patio areas (the lower patio area was professionally landscaped and includes a pond), lawn, vegetable plots and absolutely stunning panoramic views.

ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

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
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm