



13 Lovers Lane
Grasscroft, Saddleworth

£390,000

- Extended Semi-Detached Property
- Four Good Size Bedrooms
- Large Driveway Parking
- Open Plan Living/Kitchen/Diner
- South Facing Garden
- Desirable Location
- Great Family Home
- Energy Rating C



This substantially extended four bedroom semi detached house is located within the ever popular village of Grasscroft. With a large amount of living space available on the ground floor, this property is an ideal family home and there is easy access to well regarded local primary schools and secondary schools in Saddleworth and Oldham. A great feature of this property is the open kitchen dining space at the rear with Velux roof windows and French doors leading to a south facing garden.

Internally set over two floors and including: entrance porch, hallway, utility room, wc, lounge, dining/sun room, open plan kitchen/dining space to the ground floor. Upstairs you will find four good sized bedrooms (one En-Suite) as well as a family bathroom. Underfloor heating is to the dining room/sun room, bathroom and en-suite. The property is also warmed with gas fired central heating throughout and has uPVC double glazed and velux windows.

To the front of the property there is a large imprint concrete driveway capable of parking numerous cars. The rear south facing garden offers a good amount of space with a mixture of stone paved patio and lawn areas fully enclosed with boundary fencing.

Call Kirkham Property 7 days a week on 01457 810076 to view.

ENTRANCE PORCH

Accessed via uPVC double doors and with three double glazed windows to the front, tiled flooring, radiator, ample space for cloaks.

HALLWAY

With fitted carpeting, radiator.

LOUNGE

13' 5" x 12' 0" (4.10m x 3.66m) With feature stone fireplace

with cast iron multi fuel stove, hardwood topped laminate floor, radiator, uPVC double glazed window to the front, open to dining/kitchen space.

KITCHEN/DINER

18' 2" x 17' 7" (5.56m x 5.38m) A great open space fitted with a range of wall and base units and granite worktops, central island with granite worktop and breakfast bar, stainless steel sink and granite drainer, Rangemaster oven, extractor hood, matching Fridge/Freezer, space and plumbing for dishwasher, tiled flooring, storage cupboard, two radiators, two Velux electric roof windows, uPVC double glazed windows to the rear and French doors to the garden.

DINING ROOM/SUN ROOM/OFFICE

15' 2" x 7' 8" (4.64m x 2.34m) With tiled flooring, radiator, underfloor heating, electric Velux roof window, uPVC double glazed French doors to the garden.

UTILITY ROOM

8' 2" x 6' 6" (2.51m x 2.00m) Fitted with a range of wall and base units with worktops, stainless steel sink and drainer, space for washing machine and tumble dryer, tiled flooring, radiator, uPVC double glazed window to the front, access to storage cupboard.

WC

Comprising low level wc, hand wash basin with vanity storage cupboard, heated towel rail, fully tiled walls and floor.

LANDING

With fitted carpeting, access to loft via retractable ladders, two light tunnels.

BEDROOM

12' 4" x 9' 8" (3.76m x 2.96m) With uPVC double glazed window to the front, radiator, fitted carpeting, fitted

wardrobes, access to en-suite.

ENSUITE

Comprising low level wc, hand wash basin with vanity storage cupboard, enclosed shower cubicle, fully tiled walls and floor, underfloor heating, uPVC double glazed window with granite windowsill, heated towel rail.

BEDROOM

9' 10" x 8' 3" (3.00m x 2.54m) With fitted carpeting, radiator, uPVC double glazed window to the front.

BEDROOM

11' 7" x 8' 2" (3.55m x 2.51m) With fitted carpeting radiator, uPVC double glazed window to the rear.

BEDROOM

10' 2" x 9' 3" (3.12m x 2.82m) With fitted carpeting, radiator, uPVC double glazed window to the rear.

BATHROOM

8' 6" x 7' 11" (2.60m x 2.42m) Comprising four piece suite of low level wc, pedestal hand wash basin with vanity storage cupboard, fully enclosed shower, bath with tiled surround and an inbuilt TV for bathtub viewing, heated towel rail, underfloor heating, fully tiled walls and floor, uPVC double glazed window to the rear with granite windowsill.

EXTERNAL

To the front of the property there is a large imprint concrete driveway capable of parking numerous cars. The rear south facing garden offers a good amount of space with a mixture of patio and lawn areas fully enclosed with boundary fencing. A useful timber storage shed with electricity supply is included with the sale.

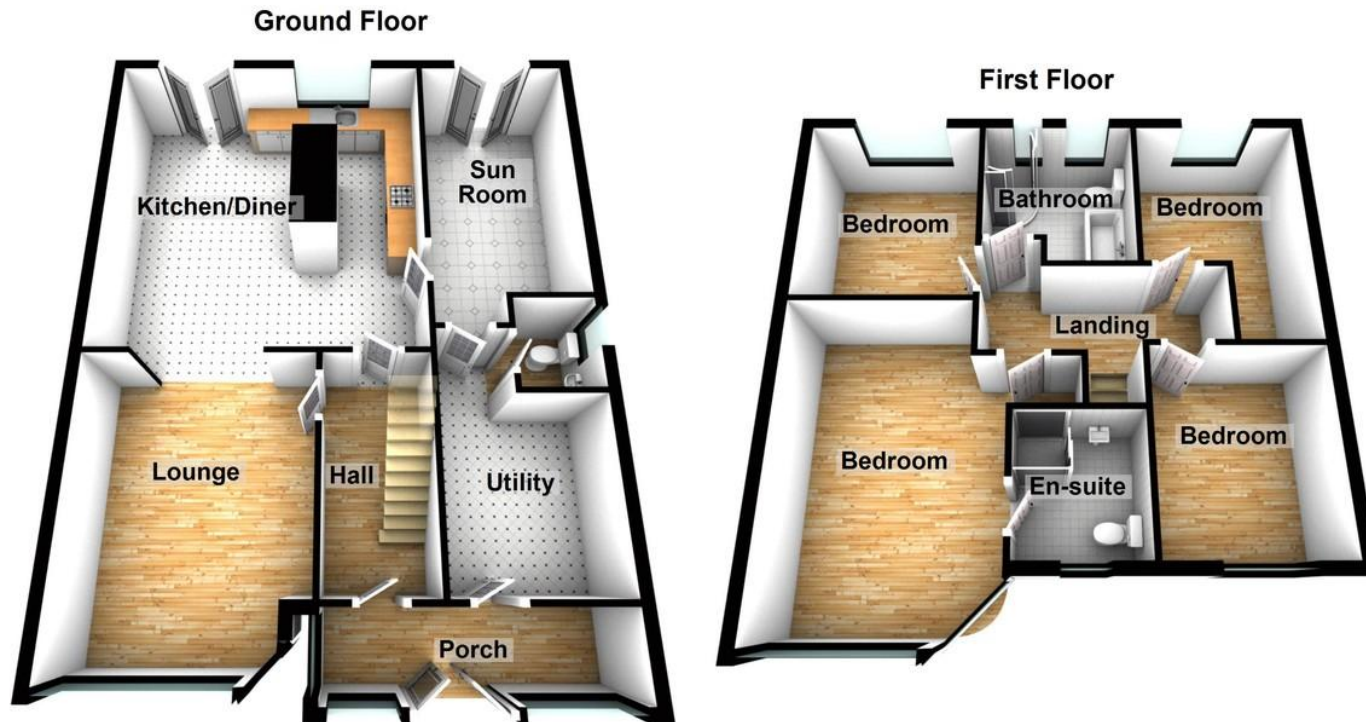
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.



COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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