



2 The Meadows

Grotton, Saddleworth

£375,000

- Spacious Detached House
- Corner Plot With Private Position
- Four Bedrooms
- Block Paved Drive & Double Garage
- Large Private Gardens
- Utility Room & Study
- Large Conservatory
- Energy Rating D



Situated on a quiet cul de sac in a private corner position is this spacious four bedroom detached family home. In a sought after location of Grotton, it is close to local amenities including the Co-op and public transport links within walking distance. There are large private gardens to the rear of the property with ample block paved driveway leading to the double garage.

The property comprises a utility room, kitchen-diner, dining room, living room with fabulous views overlooking the countryside, study, conservatory and downstairs WC/cloakroom. Four bedrooms (en-suite to master) and the family bathroom are accessed from the landing. The house is heated by gas central heating and has uPVC double glazed windows throughout.

The train stations at Greenfield and Mossley along with other Saddleworth villages are just a short car journey away with the M60 and M62 motorway connections slightly

further afield.

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

PORCH

Accessed via a uPVC glazed door with uPVC double glazed side window.

UTILITY ROOM

13' 7" x 5' 8" (4.15m x 1.74m) Conservatory style utility room with two uPVC double glazed doors, plumbing for washing machine, wall and floor kitchen style cupboards/storage and tiled floor.

KITCHEN

17' 7" x 8' 0" (5.37m x 2.46m) Stone breakfast bar, wall and floor farmhouse style kitchen units. Integrated fridge freezer, convection hob, double oven, integrated

dishwasher and white ceramic sink, radiator, two uPVC double glazed windows.

DINING ROOM

15' 1" x 13' 8" (4.62m x 4.18m) Wood floor, radiator and uPVC double glazed window.

STUDY

10' 6" x 9' 0" (3.21m x 2.76m) Fitted carpet, radiator, uPVC patio doors leading to the conservatory.

CONSERVATORY

17' 5" x 12' 5" (5.32m x 3.81m) Self cleaning roof, uPVC double glazed window, uPVC double glazed patio doors leading to the patio and garden.

LOUNGE

17' 6" x 15' 4" (5.35m x 4.68m) Fitted carpet, radiator, uPVC double glazed window with fabulous views.

WC/CLOAKROOM

4' 6" x 9' 0" (1.38m x 2.76m) Tiled and wood floor, WC, vanity sink with cupboard.

BEDROOM

17' 3" x 15' 3" (5.26m x 4.66m) uPVC double glazed window with fabulous views, radiator, fitted wardrobes and wood floor.

ENSUITE

5' 4" x 6' 8" (1.65m x 2.05m) Wall and floor tiles, towel warmer, shower cubicle with overhead shower and body shower, granite sink and WC and uPVC double glazed window.

BEDROOM

9' 4" x 9' 1" (2.87m x 2.77m) uPVC double glazed window, carpet, radiator and fitted wardrobes.

LANDING

13' 8" x 9' 0" (4.17m x 2.75m) uPVC double glazed window, radiator and carpet.

BEDROOM

8' 4" x 8' 3" (2.56m x 2.52m) Fitted carpet, fitted wardrobes, radiator and uPVC double glazed window with fabulous views.

BATHROOM

5' 8" x 6' 11" (1.75m x 2.11m) Fully tiled walls and floor, uPVC double glazed window, radiator, WC, bath and sink.

BEDROOM

17' 9" x 8' 11" (5.42m x 2.72m) Two uPVC double glazed windows, two radiators, fitted wardrobes and wood floor.

EXTERNAL

Elevated front patio garden with steps leading to the front of the house, shrubs and trees. The back garden has a stone

patio, decking area and a large lawn with trees and shrubs. There is a block paved driveway for plenty of cars and a double garage with up and over door, light and power.

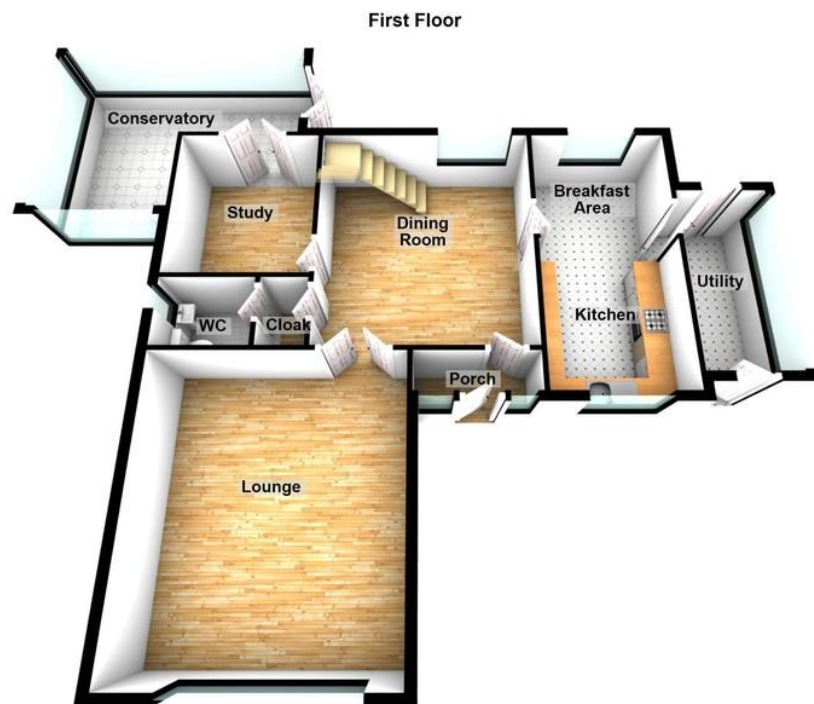
ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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