



4 Elm Grove
Grotton, Saddleworth

£259,000

- Semi Detached Dormer Bungalow
- Three Bedrooms
- South Facing Rear Garden
- Ample Driveway Parking
- Detached Garage
- No Onward Chain
- Cul De Sac Location
- Energy Rating E



A three bedroom semi detached dormer bungalow with beautiful maintained gardens (south facing to the rear) and blocked paved driveway with parking for four or five cars and a single detached garage. The property is located in a cul de sac position within the Saddleworth village of Grotton and is being sold with no onward chain.

Internally comprising entrance hallway, lounge, dining room, kitchen, utility area, bedroom and shower room to the ground floor. The first floor landing provides access to two bedrooms, a toilet and loft void for storage. The house is warmed with gas fired central heating and double glazed throughout with uPVC double glazed doors and windows. Externally, to the front there is a lawn and shrub garden, whilst to the rear is an enclosed south facing garden with a mix of lawn and patio areas.

The property is within walking distance of local shops including the Co-op and just a short car/bus journey to

ether Greenfield or Mossley train stations with direct services to Manchester and Leeds. The M60 and M62 motorway connections are a short drive away and there are plenty of country walks close to the property.

HALL

Accessed via a uPVC double glazed door, cloaks cupboard, laminate floor and radiator.

LOUNGE

16' 6" x 10' 5" (5.03m x 3.19m) With laminate flooring, uPVC double glazed window, radiator, living flame gas fire.

KITCHEN

15' 5" x 8' 4" (4.72m x 2.55m) With fitted wall and base units, coordinating worktops, Stoves double oven and gas hob, integrated dishwasher, plumbing for washing machine, uPVC double glazed window, laminate tiled floor, uPVC double glazed door leading to utility area.

UTILITY ROOM

With two uPVC double glazed windows and uPVC double glazed door to garden.

DINING ROOM

9' 8" x 11' 6" (2.96m x 3.51m) With laminate floor, radiator, uPVC double glazed patio doors leading to the back patio/garden.

SHOWER ROOM

5' 5" x 7' 6" (1.66m x 2.30m) Comprising a low level WC, vanity sink unit, large shower, wall to ceiling bathroom waterproof panels, two uPVC double glazed windows, laminate floor.

BEDROOM

10' 7" x 9' 5" (3.23m x 2.88m) With laminate flooring, uPVC double glazed window and radiator.

STAIRS AND LANDING

With fitted carpet, uPVC double glazed window.

BEDROOM

16' 10" x 10' 6" (5.14m x 3.21m) With fitted carpet, radiator, uPVC double glazed window with far reaching views, fitted wardrobes, cabinets and bedside tables.

BEDROOM

14' 0" x 9' 0" (4.28m x 2.76m) With laminate flooring, radiator and uPVC double glazed window with far reaching views.

TOILET

With low level WC, wash hand basin, laminate flooring and under eaves storage which is boarded and has electric.

EXTERNAL

Externally, to the front there is a lawn and shrub garden.

The block paved driveway leads from front to rear to a detached single garage. At the rear is a south facing enclosed garden with a mix of lawn and patio areas.

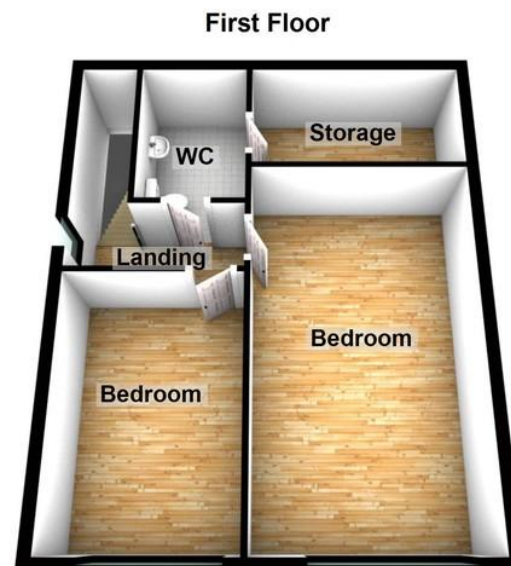
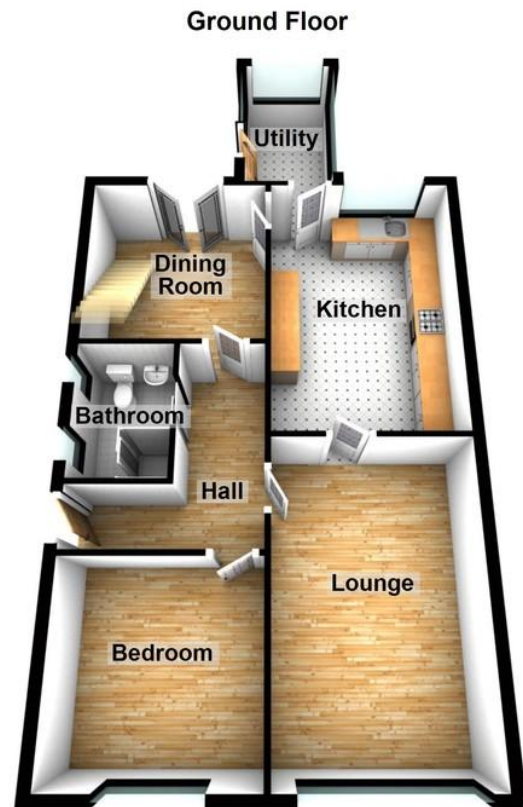
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details. 990 years from 1962, Ground Rent £10.00 per annum

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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