



21 Lovers Lane, Grasscroft, Saddleworth, OL4 4DP

****LARGE FAMILY HOME WITH PLANNING CONSENT FOR A DETACHED DWELLING NEXT TO THE
EXISTING PROPERTY****

£395,000

****LARGE FAMILY HOME WITH PLANNING CONSENT FOR A DETACHED DWELLING NEXT TO THE EXISTING PROPERTY**** This four bedroom semi detached family home provides ample living space via two formal reception rooms, extended dining space to the kitchen and large games room that could easily be utilised for another purpose. Off road parking is provided via a four car block paved driveway. After the erection of the second dwelling the gardens would be reduced by approximately 50% although would still extend to the front, side and rear. Internally comprising spacious hallway with access to cellars, dining room, lounge, kitchen-diner, WC and large games room. Four bedrooms and large family bathroom are located from the first floor landing.

PLANNING CONSENT Planning consent has been approved for the erection of a detached dwelling to the land between 21 Lovers Lane and 1 Beech Hill Road. Detailed drawings/plans etc can be found on the Oldham Gov website under planning application PA/056469/09 or alternatively copies are held on file at our Uppermill office.

The foundation work has been partially undertaken and therefore the planning application will not expire .

In brief the property would consist of: A two bedroom split level bungalow in keeping with the appearance of similar properties along Beech Hill Road. A new driveway for two cars would be accessed from Beech Hill Road. Internally comprising: hall, toilet, lounge, dining room, games room, kitchen open plan to the garden room and utility. Two bedrooms, en-suite and dressing area to master and main bathroom suite. The garden would be located to the rear of the dwelling .

HALLWAY Accessed via a hardwood entrance door with side windows into the spacious hallway. Fitted carpet, radiator, under-stairs storage cupboard with access to the large cellar .

DINING ROOM 12' 11" x 12' 11" (3.94m x 3.94m) A formal reception room with open grate fire and feature surround, fitted carpeting, radiator and uPVC bay window .

LOUNGE 14' 11" x 12' 11" (4.55m x 3.94m) A spacious lounge with fitted carpeting, radiator, open grate fire with marble hearth and feature surround, uPVC double glazed windows and uPVC double glazed door to the garden.



KITCHEN 9' 8" x 8' 10" (2.95m x 2.69m) Open plan to the dining area comprising fitted wall and base units, coordinating worktops, sink unit and drainer, integral dishwasher, integral microwave, oven, five ring gas hob, extractor hood, tiled flooring and uPVC double glazed window



DINING AREA 10' 5" x 9' 2" (3.18m x 2.79m) A lovely addition to the kitchen comprising uPVC double glazed bay window including window seat, central island with wooden worktop and storage cupboards, radiator, tiled flooring and uPVC French doors leading to the garden .

GAMES ROOM 18' 2" x 20' 9" (5.54m x 6.32m) Originally the garage (could be converted back) and now providing ample space as a games room including dual aspect windows.

WC Located via the games room with low level wc, wash hand basin, obscure window and Worcester boiler.

LANDING With large uPVC side window, fitted carpeting, loft access via retractable ladders. PLEASE NOTE: The loft room is certainly large enough for further development (subject to planning consent) .

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BEDROOM ONE 14' 11" x 11' 8" (4.55m x 3.56m) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed bay window including window seat



BEDROOM TWO 12' 11" x 11' 9" (3.94m x 3.58m) With fitted carpeting, radiator, built in wardrobes and uPVC double glazed window



BEDROOM THREE 43' 11" x 29' 10" (13.4m x 9.11m) With fitted carpeting, radiator, vanity sink unit, uPVC double glazed dual aspect windows

BEDROOM FOUR 6' 4" x 8' 6" (1.93m x 2.59m) With fitted carpeting, radiator and uPVC double glazed window.

BATHROOM A spacious bathroom with four piece bathroom comprising corner bath, low level WC, vanity sink unit, bidet, shower cubicle, tiled flooring, splash back tiling, uPVC double glazed obscure windows.

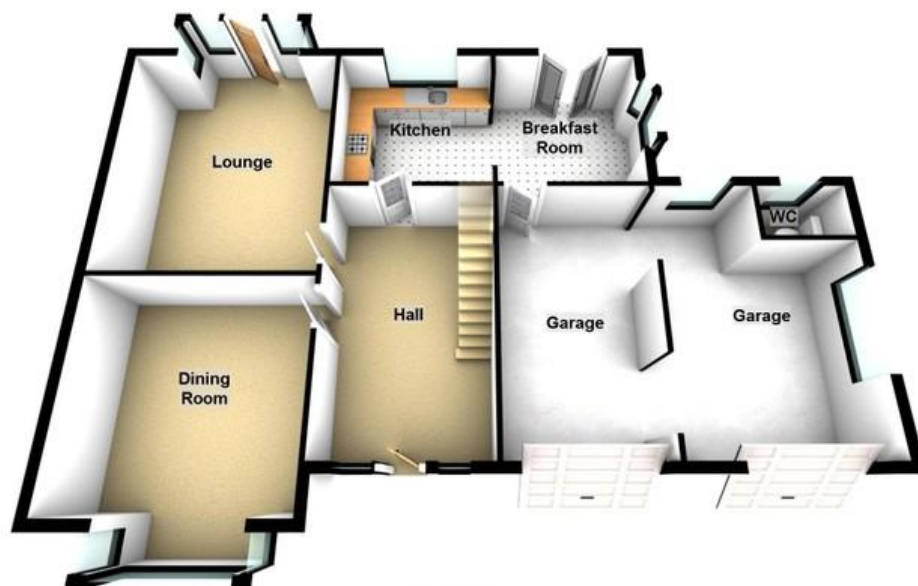


EXTERNAL Off road parking is provided via a block paved driveway for four cars. Being positioned on a corner plot the gardens extend to three sides and currently provide a mix of lawn and patio areas with mature trees and shrubs enclosed by boundary walls and fencing. PLEASE NOTE: The approved planning application for a two bedroom detached dwelling would reduce the existing garden by approximately 50%



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Ground Floor



First Floor



Additional information and viewing

Services: . None of the services have been tested by the agent.

Local authority: Oldham Metropolitan Borough Council

Viewing strictly by appointment with Alan Kirkham.

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