



Kirr House,
Clough Lane,
Grasscroft, OL4 4ER

K Kirkham
PRESTIGE

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Located in one of the most popular villages in Saddleworth, Kirr House of Grasscroft is a stunning four bedroom detached house on Clough Lane which is a well regarded and sought after residential location.

Greenfield train station is a short distance away making travel into Manchester city centre quick and easy, plus there are good local schools, shops, bars and restaurants in this lovely village that is set on the outskirts of the Peak District National Park.

Internally this charming family home has been fitted to an exceptionally high standard and so has some stunning fixtures and fittings. On the ground floor there is a striking fitted kitchen with man made granite work surfaces and fully integrated Bosch and Liebherr appliances, there is a dining room and a large dual aspect lounge with feature stone wall that leads through to an attractive conservatory with a spiral staircase down to a stylish bar/entertainment room on the lower ground floor, where there are patio doors that open onto the garden. To the first floor there is a lovely minstrels gallery, four bedrooms (master with en suite) and an absolutely exquisite fitted family bathroom with Victoria and Albert volcanic limestone bath and steam shower.

Externally there is a single garage and large block paved driveway plus gardens to the front, side and rear where patio areas are located that allows the most to be made of the little brook situated at the bottom of the garden.

If you love to entertain then you have found the ideal home as the layout and size offers you the opportunity to be the host for all occasions.

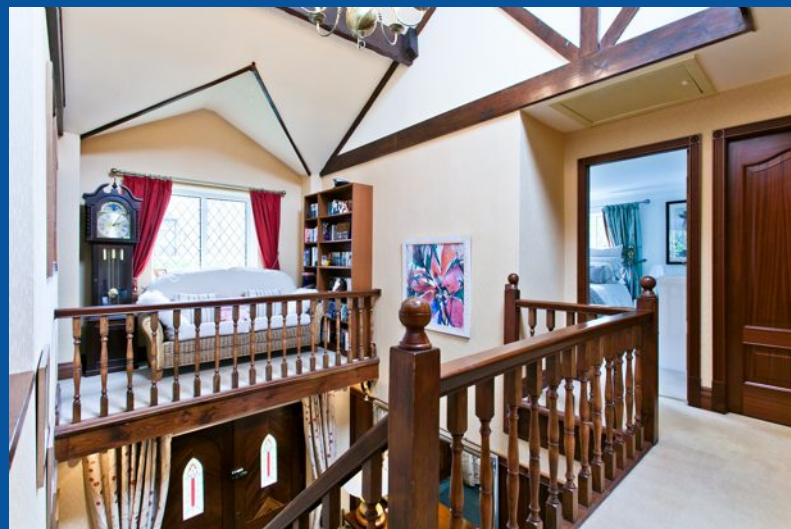
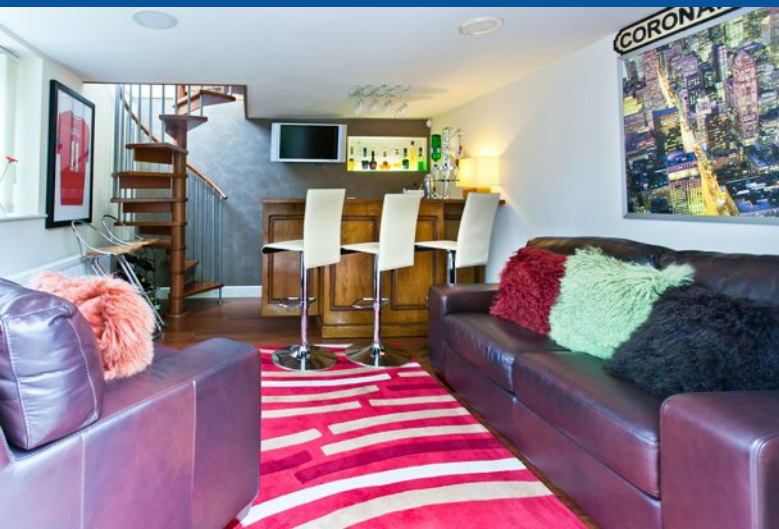
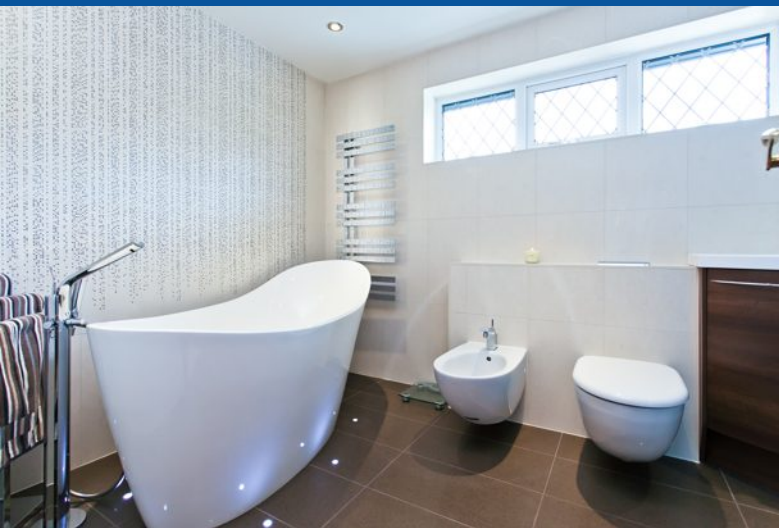
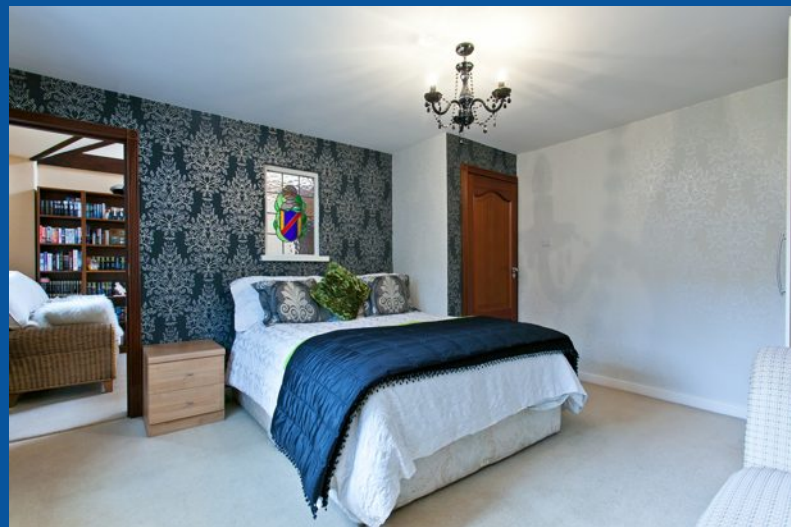
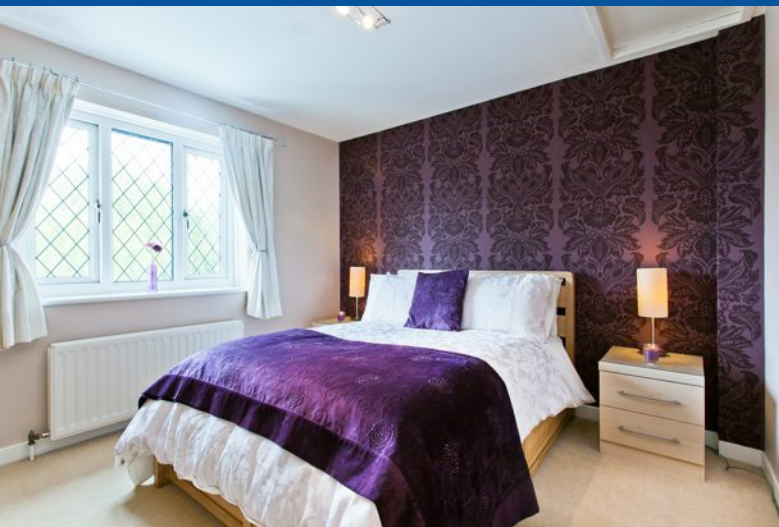
This magnificent property really must be viewed to appreciate the ambience created by the current vendors and the quality of the fixtures and fittings.











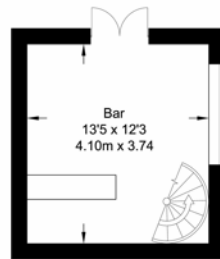
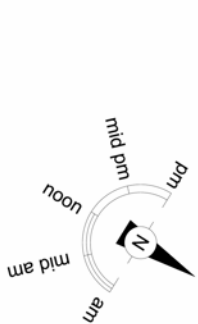
Kirr House

Approximate Gross Internal Area : 180.55 sq m / 1943.42 sq ft

Garage : 20.22 sq m / 217.64 sq ft

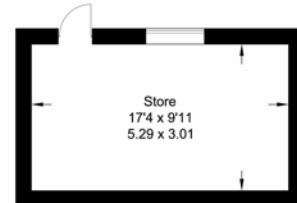
Store : 15.92 sq m / 171.36 sq ft

Total : 216.69 sq m / 2332.43 sq ft

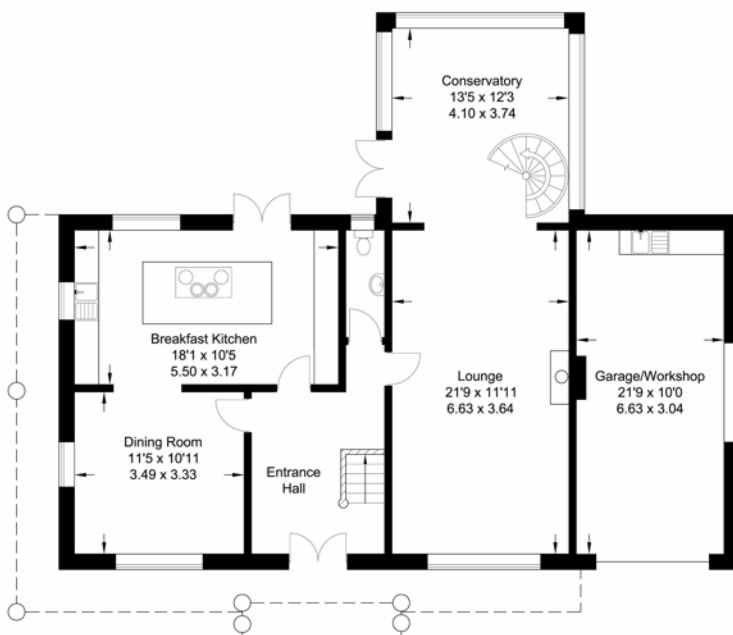


Lower Ground Floor

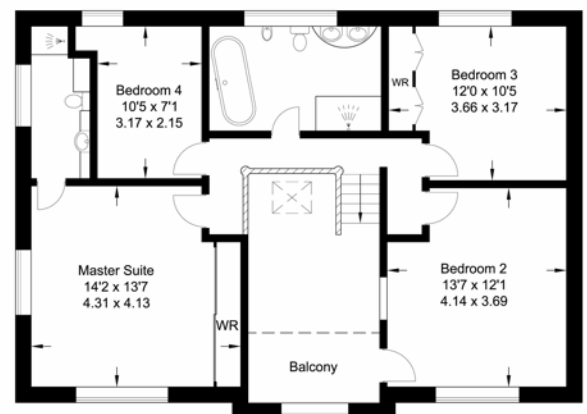
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



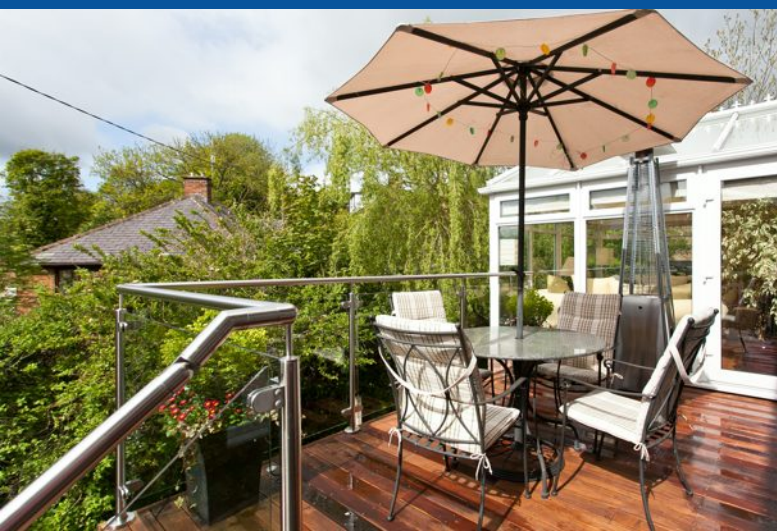
Store

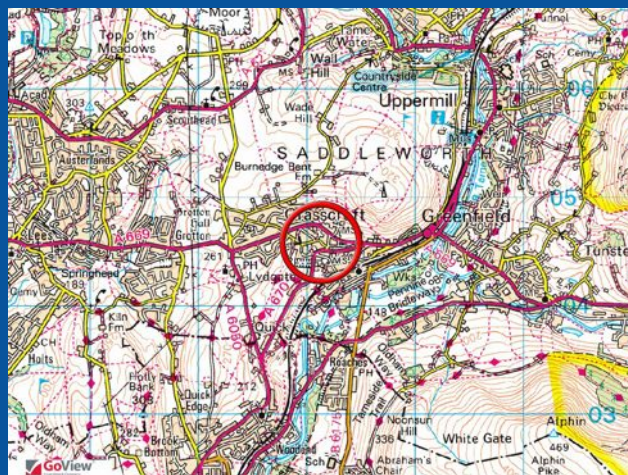
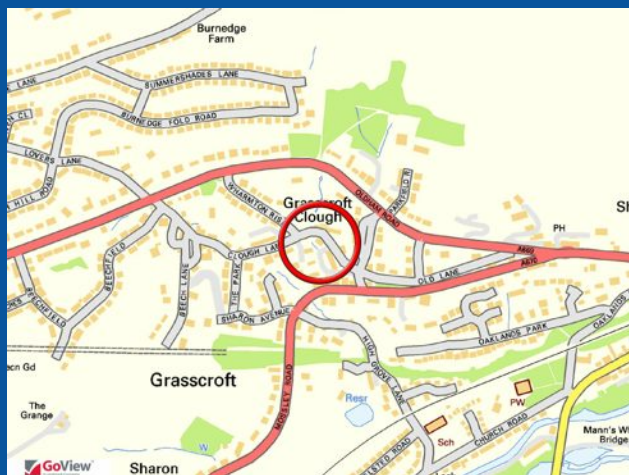


Ground Floor



First Floor





IMPORTANT NOTICE-No checks have been made of any services (water,electricity, gas and drainage), heating appliances or any other electrical or mechanical equipment in the property. (1) The particulars are set out as a general outline only for the guidance of the intending purchasers and do not constitute, nor constitute part of, an offer or contract.(2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correction of each of them.(3) The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

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