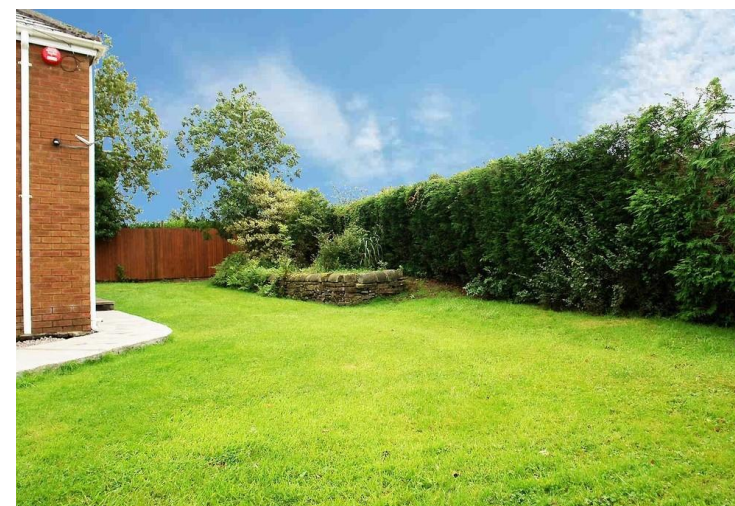


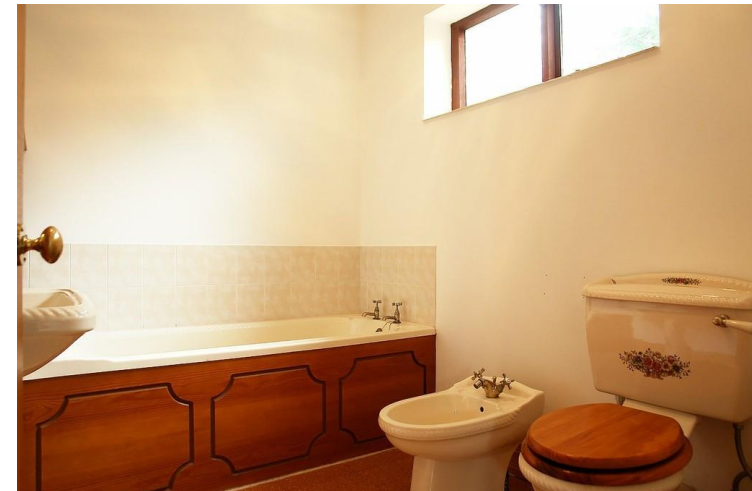


16 Burnedge Lane

Grasscroft, Saddleworth

£269,000

- Semi Detached
- Three Bedrooms
- Off Road Parking
- Gardens To The Front & Side
- No Onward Chain
- Double Glazing
- Gas Central Heating
- Energy Rating D



A semi detached house with generous room sizes and plenty of potential which sits in a reasonable size plot with pleasing views to the front. The house is located in a sought after position next to a well regarded primary school and within walking distance to bus stops and the White Hart Inn. Internally comprising: dining-hallway, lounge, kitchen-diner, bedroom/study and bathroom to the ground floor. The first floor mezzanine landing provides access to two large bedrooms (both of which have the potential to be split to accommodate additional bedrooms) and the en-suite shower room. Externally the plot provides driveway parking and formal gardens to the front and side enclosed by hedgerows and boundary fencing. Warmed via gas fired central heating and glazed with double glazed windows. The property is being sold with no onward chain and viewings can be arranged 7 days a week on 01457 810076

DINING HALL

10' 7" x 21' 3" (3.24m x 6.49m) Accessed via hardwood

glazed double doors with feature oval window above, radiator, laminate flooring and ample natural light from the open height galleried landing.

LOUNGE

21' 3" x 11' 5" (6.49m x 3.50m) With fitted carpeting, two radiators, hardwood double glazed obscure window and uPVC sliding patio doors to the side.

KITCHEN/DINER

11' 8" x 21' 3" (3.57m x 6.50m) With fitted wall and base units, tiled worktops, stainless steel sink unit and drainer, double oven/grill, ceramic hob, extractor hood, radiator, wall mounted boiler, uPVC double glazed bay window to the front, uPVC double glazed window to the side, hardwood part glazed door to the front.

BEDROOM/STUDY

6' 5" x 13' 1" (1.98m x 3.99m) Partially open to the lounge

with fitted carpeting, radiator and hardwood obscure window.

BATHROOM

7' 11" x 6' 5" (2.42m x 1.98m) Comprising low level WC, bidet, vanity sink unit, panelled bath, radiator, part tiled walls, hardwood double glazed obscure window.

MEZZANINE LANDING

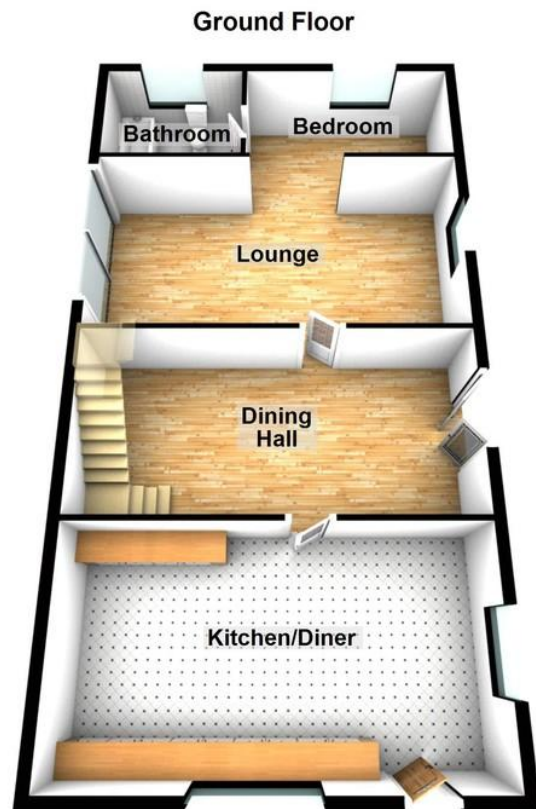
Accessed from the dining hall with two velux roof windows, radiator and fitted carpeting.

BEDROOM

11' 9" x 21' 5" (3.60m x 6.55m) With wood flooring, radiator, two velux windows, shower cubicle and sink unit.

BEDROOM

18' 3" x 21' 4" (5.58m x 6.51m) With dual aspect hardwood double glazed windows, two velux windows, storage



cupboard, two radiators, fitted carpeting.

ENSUITE

Comprising low level WC, vanity wash hand basin, bidet, shower cubicle, splash back tiling, radiator.

EXTERNAL

Off road parking is by means of a driveway to the front. Lawn gardens can be found to the front and side enclosed by hedgerows and fencing.

ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements