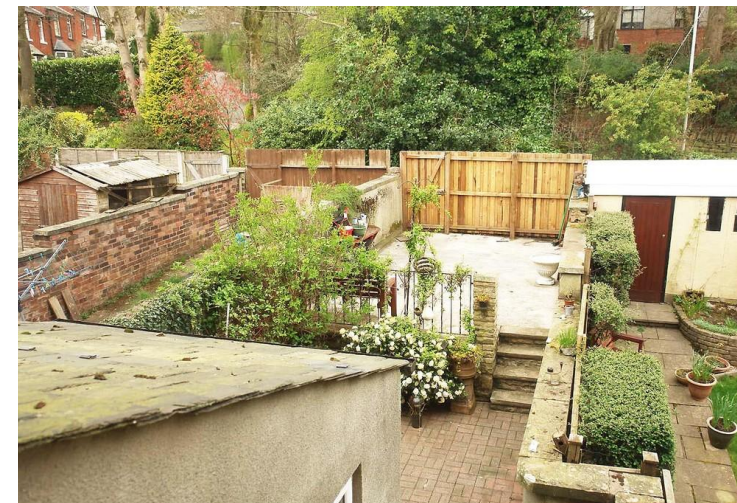




Mossley Road

Grasscroft, Saddleworth

£254,000

- Four Storey Stone Terrace
- Two Reception Rooms
- Master Fitted Bed + Ensuite
- Cellar Utility and Storage
- Rear Garden & Front Forecourt
- Potential To Create Off Road Parking
- Vacant Possession & No Chain
- EPC Rating D



Offered for sale with vacant possession and therefore no chain involved is this stone built mid terrace property with rear garden, characterful and sizable living accommodation. The house is within easy reach of open countryside, Saddleworth villages, schools and amenities including the railway network at Greenfield. The living accommodation comprises briefly of: entrance vestibule, lounge, dining room and kitchen to the ground floor with cellar utility and storage. There are two bedrooms, one fitted, and bathroom to the first floor with master fitted bedroom with ensuite and another bedroom to the second floor. Externally there is a small garden forecourt at the front and an enclosed



rear garden which has the potential to create off road parking to the rear. Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

With hardwood glazed entrance door, wood floor.

LOUNGE

14' 1" x 14' 4" (4.313m x 4.391m) With living flame gas fire, Victorian cast iron surround and tiled hearth, ornate style radiator, coving and ceiling rose, wood parquet style floor, uPVC double glazed window.



DINING ROOM

10' 10" x 11' 1" (3.311m x 3.401m) With ornate style radiator, wood parquet floor, storage cupboard, uPVC double glazed French doors leading to the garden, open plan to the kitchen.

KITCHEN

8' 10" x 6' 1" (2.709m x 1.875m) With fitted wall and base units, coordinating work tops, double oven, grill and gas hob, extractor hood, integral dishwasher, tiled floor, uPVC double glazed dual aspect windows.

CELLAR

10' 9" x 11' 3" (3.277m x 3.438m) With sink unit

with drainer, plumbed for washing machine, combi boiler to the main room, additional storage to the front.

FIRST FLOOR LANDING

With fitted carpeting, ornate style radiator.

BATHROOM

10' 8" x 5' 4" (3.275m x 1.638m) With four piece suite comprising panelled bath with mixer attachment, wash hand basin, low level w.c., mains fed shower cubicle, heated towel rail, fully tiled walls, tiled floor, uPVC double glazed obscure window.

BEDROOM

14' 2" x 8' 8" (4.320m x 2.651m) With built in shelves, laminate floor covering, radiator, uPVC double glazed window.

BEDROOM

10' 9" x 8' 6" (3.300m x 2.599m) With fitted wardrobes, laminate floor covering, radiator, uPVC double glazed window.

SECOND FLOOR LANDING

With fitted carpeting.

BEDROOM

9' 6" x 14' 2" (2.908m x 4.341m) With fitted wardrobes, laminate floor covering, two radiators, two uPVC double glazed windows.

ENSUITE SHOWER ROOM

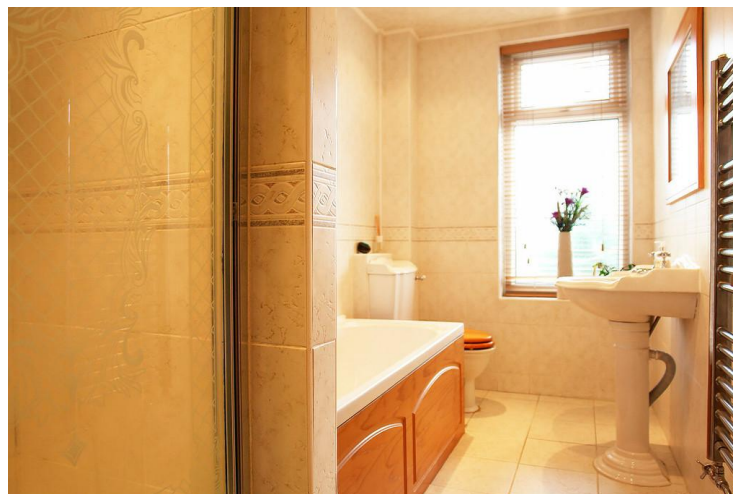
With two piece suite comprising low level w.c., vanity unit with wash hand basin, shower, fully tiled walls, tiled floor.

BEDROOM

11' 4" x 11' 3" max (3.472m x 3.452m) With laminate floor covering, radiator, uPVC double glazed window.

EXTERNALLY

There is a garden forecourt at the front with stone steps rising to the front door. At the rear is an enclosed, block paved, garden with further raised garden which has the potential to be converted to provide off road parking.





ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS:

Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.