



Ashlea Grove

Grotton, Saddleworth

£365,000

- Four Double Bedrooms
- Individual Detached Property
- Bathroom, En-suite & Downstairs WC
- Secure Gated Driveway & Garage Parking
- Stunning Open Views
- Spacious, Modern Interiors
- Freehold Title & No Chain
- Energy Rating C



This individually designed and built four bedroom detached property has accommodation over three floors, superb open views and ample off road parking accessed via secure gates. The house is situated in the popular area of Grotton, near to local amenities, schools and transport links to Manchester, Oldham and other Saddleworth villages. This property provides stunning views and spacious, modern interiors, making it a perfect family home.

The property has been finished to a high standard, has double-glazing throughout, as well as under floor heating across the first two floors and remote control lighting in all rooms.

The property is spread over three floors, and briefly comprises entrance hallway, cloaks/WC, open plan lounge and fitted kitchen. A spacious family room leads out to the garden from the lower ground floor. To the first floor are four double bedrooms, master with en-suite and a

spacious family bathroom. There is also an integral single garage, loft storage and low maintenance tiered gardens with open panoramic views. The house is accessed through private gates, providing secure parking for several vehicles.

To arrange a viewing on this property call Kirkham Property 7 days a week on 01457 810076.

HALL

Accessed via a uPVC glazed door with access to the cloaks/WC and lounge.

WC

Comprising low level WC, hand wash basin, heated towel rail, blind and tiled flooring.

LOUNGE

23' 9" x 13' 5" (7.24m x 4.09m) Spacious lounge with under floor heated tiled flooring, double-glazed windows with picturesque views, access to integral garage and open plan to the fitted kitchen.

KITCHEN/BREAKFAST ROOM

23' 9" x 11' 8" (7.24m x 3.58m) Open plan kitchen and breakfast room including central breakfast island and corian worksurfaces, double-glazed windows with picturesque views and under floor heated tiled flooring throughout. Integrated appliances include double oven, hob, extractor hood, microwave and dishwasher.

FAMILY ROOM

23' 9" x 11' 8" (7.24m x 3.58m) Positioned on the lower ground floor the family room has under floor heated tiled flooring. There is access to the garden through uPVC double glazed patio doors with blinds and stunning views of the valley.

BEDROOM

17' 3" x 10' 7" (5.28m x 3.23m) Large double bedroom with fitted wardrobes, double-glazed window with blind and carpet throughout. There is also access to a separate dressing room and ensuite.

ENSUITE

Comprising corner shower cubicle, low level WC, hand wash basin, heated towel radiator, under floor heating to tiled flooring and part tiled walls.

BEDROOM

12' 7" x 10' 2" (3.86m x 3.10m) Double bedroom





with double-glazed window with blind and carpet throughout.

BEDROOM

11' 3" x 9' 10" (3.43m x 3.02m) Double bedroom with double glazed window with blind and carpet throughout.

BEDROOM

9' 10" x 9' 10" (3.02m x 3.00m) Double bedroom with double-glazed window with blind and carpet throughout.



BATHROOM

9' 11" x 6' 9" (3.03m x 2.07m) Family bathroom consisting deep fill jacuzzi bath, separate shower enclosure, WC, hand wash basin, heated towel radiator, spotlighting and under floor heated tiled flooring.

EXTERNAL

There is secure gated access and driveway with space for 3/4 vehicles, leading to a n integral single garage with power and lighting and is accessed via an electric door from the driveway. Internal access to the lounge can also be made.



The tiered gardens to the rear are made up of decked patio's and lawn with picturesque views surrounding the property.

ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

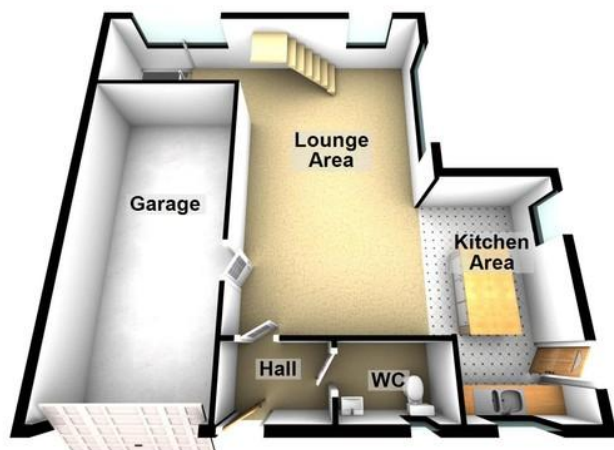
COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

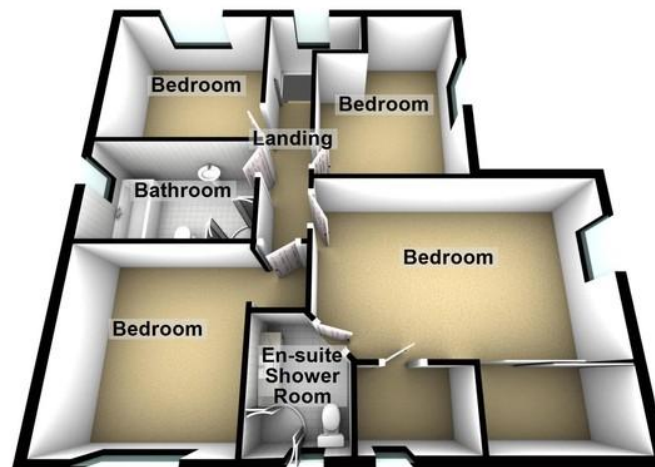
Lower Grnd Fl



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 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.