



17 Lovers Lane
Grasscroft, Saddleworth

£258,000

- Three Bedrooms
- Wetroom and Bathroom
- Two Reception Rooms & Study
- Driveway Parking
- Semi Detached Property
- Good Size Rear Gardens
- Walking Distance To Railway Station
- EPC Rating- D



Situated in popular position in Grasscroft within walking distance of Greenfield railway station. This three bedroom semi detached property has had a garage conversion into another reception room and also has the addition of a downstairs wetroom which would be ideal as a teenagers retreat or for somebody less mobile. Off road parking is by means of a driveway to the front of the property whilst to the rear is a good size garden and patio. The living accommodation comprises: entrance hall, lounge, sitting room, modern kitchen, study and wetroom to the ground floor. There are three bedrooms, two with built in/fitted wardrobes, w.c., and modern bathroom to the first floor. The house is glazed with uPVC double glazing and is warmed via gas fired central heating. Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE HALL

With hardwood double glazed entrance door, two radiators, elm wood floor, built in shelving, staircase leading to the first floor.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.65m) With wall mounted gas fire, radiator, elm wood floor, uPVC double glazed bay window.

SITTING ROOM

10' 6" x 9' 10" (3.21m x 3.02m) With elm wood floor, radiator, uPVC double glazed French doors leading to the garden.

KITCHEN

16' 1" x 8' 10" (4.91m x 2.7m) With fitted wall and base units, wood and granite work tops including breakfast bar, double oven and grill, electric hob, stainless steel extractor,

heated towel rail, tiled floor, sink unit with drainer, splash back tiling, double glazed sliding doors to the garden.

SIDE PORCH

With tiled floor, radiator, uPVC double glazed side door leading to the garden.

STUDY

13' 4" x 8' 3" (4.08m x 2.54m) With built in storage cupboards, tiled floor, radiator, uPVC double glazed dual aspect windows. Converted from the original garage.

WETROOM

8' 3" x 5' 3" (2.54m x 1.62m) With two piece suite comprising low level w.c., wash hand basin, shower, fully tiled walls, tiled floor, radiator, uPVC double glazed dual aspect windows.

FIRST FLOOR LANDING

With parquet wood floor, radiator, access to the loft, uPVC double glazed side window.

BEDROOM ONE

13' 4" x 11' 11" (4.07m x 3.65m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed bay window.

BEDROOM TWO

12' 11" x 9' 10" (3.96m x 3.02m) With built in wardrobes, parquet wood floor, radiator, uPVC double glazed window.

BEDROOM THREE

6' 3" x 6' 9" (1.93m x 2.08m) With laminate floor covering, radiator, uPVC double glazed window.

W.C.

With low level w.c., part tiled walls, tiled floor, uPVC double glazed obscure window.

BATHROOM

10' 10" x 5' 6" (3.31m x 1.69m) With two piece suite comprising P shaped bath with mixer shower, glass wash hand basin, fully tiled walls, tiled floor, heated towel rail, uPVC double glazed window.

EXTERNALLY

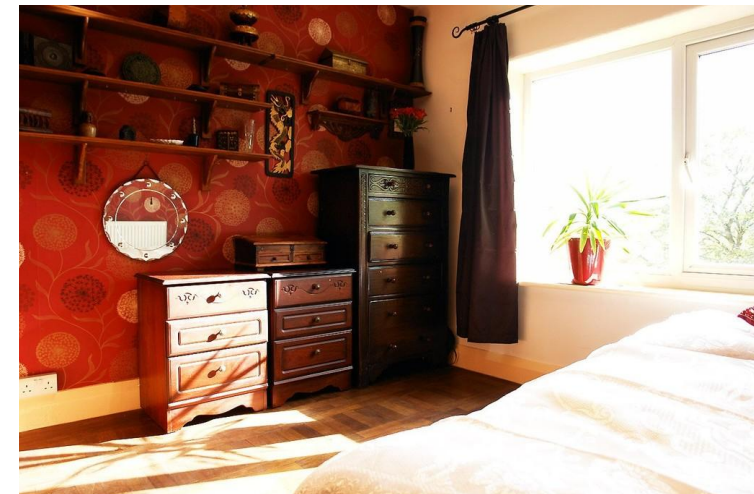
Off road parking is by means of a driveway to the front of the property along with shrub borders. To the rear there is an enclosed garden with paved patio areas, lawn, shrubs, large storage shed and boundary fencing.

ADDITIONAL INFORMATION

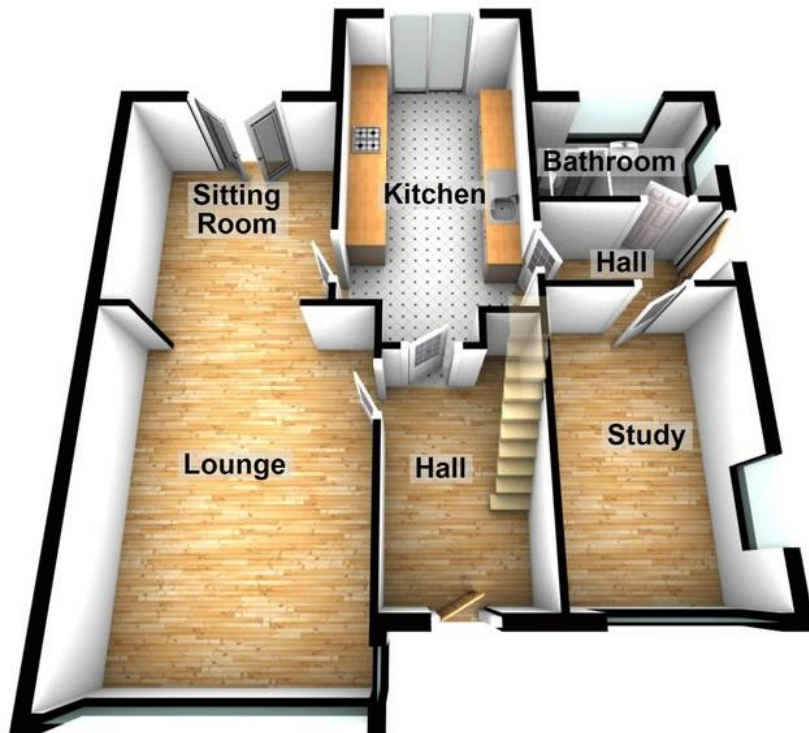
TENURE: Leasehold £4 per annum - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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