



96 Oldham Road

Grasscroft, Saddleworth

£388,000

- Extended Semi Detached
- Fully Renovated
- Three Double Bedrooms
- Three Reception Rooms
- Potential Fourth Bedroom (loft conversion)
- Stone Patio & Rear Garden Facing Woodland
- Walking Distance To Train Station
- Energy Rating D



This semi-detached property has been sympathetically extended and renovated using reclaimed matching materials, and retains many of its original character features; with further potential to create a fourth bedroom with en-suite in the loft (subject to relevant permissions).

The house is deceptively spacious; maximising the use of natural light, and provides a large well-proportioned practical home for modern family living. External areas include off road parking for four cars, a paved seating area to the front, and a private stone paved patio area to the rear. From the patio, stone steps lead to a further 100ft of garden (with much potential), bordered by protected woodland to the rear.

Internally comprising: Hallway, lounge, dining room, fitted kitchen, utility room, toilet and further sitting room to the ground floor. The first floor landing (including loft entrance) provides access to three generous double bedrooms, family bathroom and en-suite shower room to the master. As expected the house is warmed with gas fired central heating (combi boiler), with two gas fired fireplace stoves, and has full double glazing via uPVC, velux and aluminium (to rear) windows. Updated and replaced mains gas and water supply lines and surface/foul drains.

The house is set back and slightly elevated from Oldham Road providing distance and privacy (not overlooked to the rear) with Greenfield railway station and both Greenfield and Uppermill centres within walking distance. Well regarded Primary schools are also close by and the location falls within Saddleworth High school catchment boundaries.

HALL

21' 1" x 5' 4" (6.43m x 1.65m) Accessed via a composite glazed entrance door, period style floor tiling, radiator, uPVC double glazed obscure side window, understairs storage cupboard housing a Worcester Bosch combi boiler and uPVC obscure window.

LOUNGE

11' 5" x 12' 6" (3.49m x 3.83m) With fitted carpet, radiator, uPVC double glazed bay window, cast iron gas stove set into a brick fireplace with built in storage and shelving to alcoves.

DINING ROOM

12' 3" x 11' 8" (3.74m x 3.56m) With limestone flooring, radiator, cast iron gas stove set onto a stone heath with inglenook brick surround.

KITCHEN

12' 9" x 11' 8" (3.90m x 3.56m) Open plan to the dining room and sitting room with fitted wall and base level units with granite worktops including matching central island, Bosch double oven and grill, Bosch induction hob, Bosch stainless steel extractor hood, integral dishwasher, one and a quarter stainless steel sink with granite drainer, radiator, limestone floor, uPVC double glazed windows, two velux roof windows.

SITTING ROOM

11' 7" x 10' 6" (3.55m x 3.22m) Limestone flooring, radiator, large sliding patio doors leading to the rear patio and garden.

UTILITY ROOM

8' 4" x 9' 11" (2.56m x 3.04m) Providing ample storage, base storage cupboard with plumbing for washing machine and space for tumble dryer, stainless steel sink with granite tops and drainer, limestone floor, velux roof window, composite glazed side door and radiator.

WC

With low level WC, wash hand basin with under vanity storage cupboard, radiator, uPVC double glazed window, limestone floor, extractor fan.

LANDING

With fitted carpet, loft access via retractable ladders, uPVC double glazed obscure window.





BEDROOM ONE

11' 8" x 11' 8" (3.57m x 3.57m) With fitted carpet, radiator, fitted dressing table, fitted sliding wardrobes, sliding patio doors to Juliette balcony.

EN SUITE

8' 4" x 4' 9" (2.55m x 1.47m) Comprising double wetroom style walk in shower with large rain dance shower head, low level WC, wash hand basin, fully tiled walls and floor, heated towel rail, uPVC double glazed obscure window, extractor fan.



BEDROOM TWO

11' 5" x 11' 3" (3.5m x 3.44m) With fitted carpet, radiator, cast iron period fireplace, uPVC double glazed window.

BEDROOM THREE

12' 4" x 10' 2" (3.78m x 3.1m) With fitted carpet, radiator, cast iron period fireplace, uPVC double glazed window.

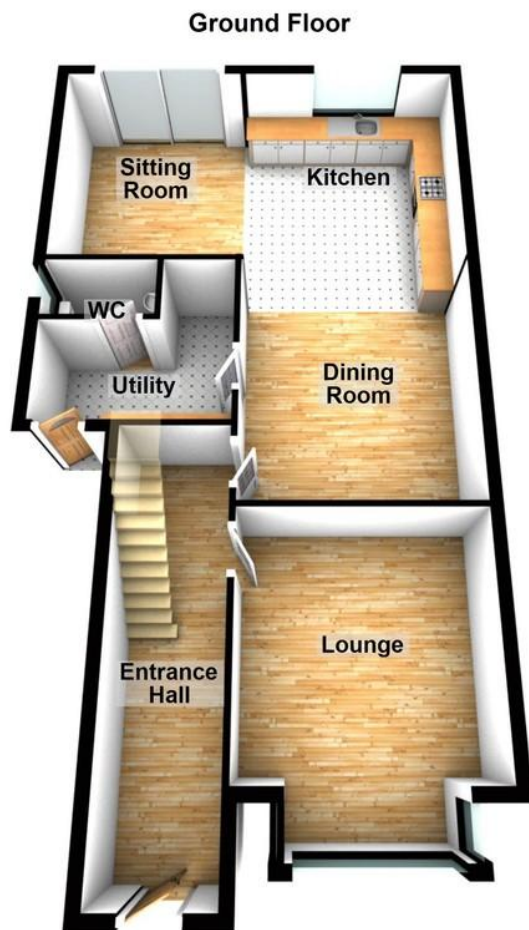


BATHROOM

6' 3" x 6' 11" (1.93m x 2.11m) Comprising bath with shower over and glass screen, low level WC, vanity sink unit, fully tiled walls and floor, heated towel rail, uPVC obscure double glazed window.

EXTERNAL

Driveway parking is to the front for four cars. A small paved patio is also positioned at the front. To the rear is a dogleg garden with stone paved patio enclosed with stone boundary walls and steps rising to a further garden enclosed with boundary fencing leading up to woodland.



ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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35 High Street
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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 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.