



Oldham Road

Grasscroft, Saddleworth

£585,000

- Detached Family Property
- Four Bedrooms
- Large Level Gardens
- Double Garage & Ample Driveway
- Generous Room Sizes
- Downstairs WC, Bathroom & En-suite
- Walking Distance To Train Station
- Energy Rating E



A most impressive detached residence located in the highly sought after area of Grasscroft, Saddleworth providing sizable accommodation on this tree lined road. The property was constructed as a self build project with space in mind and buyers will find generous room sizes throughout along with everything catered for modern family life. Elevated slightly from road level and sited on a large plot with mature landscaped gardens in a safe enclosed environment.

This area of notable natural beauty is popular with many buyers as it offers easy road and rail access to Manchester City Centre and is around fifteen minutes drive away from the North West's regional motorway network (M60/M62). The property itself is only a short walk from Greenfield railway station with connections to Tameside, Manchester, Huddersfield and beyond. The main bus routes provide a regular and efficient service to Oldham and of course Manchester City Centre whilst more local

services also provide access to the other popular Saddleworth villages of Uppermill, Greenfield etc.

ENTRANCE

Accessed via a half glazed hardwood door with glazed side panels, fitted carpet, wood spindled staircase leading to first floor, radiator.

WC/CLOAKS

Comprising low level WC, wash hand basin, fitted Amtico flooring, obscure double glazed window.

LOUNGE

30' 0" x 13' 1" (9.14m x 4.0m) With double glazed front and side windows, double glazed french doors to rear patio, radiators, fitted carpet, recessed ceiling lighting, Victorian period fireplace with mahogany surround and marble hearth, housing a living flame gas fire. To the front of the

room is a office/study area with front facing window.

DINING ROOM

13' 5" x 10' 2" (4.1m x 3.1m) With double glazed french style doors opening to rear of house, fitted carpet, radiator.

KITCHEN

13' 1" x 12' 5" (4.0m x 3.8m) A traditional fitted kitchen with storage units with oak finish, block wood effect worktops, stainless steel double sink and drainer, worktops extend out into breakfast bar area, integral double fan oven with eye level grill, five burner stainless steel Smeg gas hob with overhead extraction hood, integral fridge and

freezer, plumbing for dishwasher, Amtico flooring, double glazed window overlooking the garden.

LANDING

Galleried landing, front facing double glazed window, built in upholstered window seat, stunning views.

MASTER BEDROOM

16' 6" x 13' 3" (5.04m x 4.06m) Front facing double glazed bay window, further double glazed window to side elevation, stunning views of Chew Valley, inbuilt floor to ceiling wardrobes, bedside cabinets and a dressing table unit, radiator, fitted carpet.





EN-SUITE

Side elevated double glazed window with obscure glazing, his & hers hand wash basin, large vanity storage unit, low level wc, glazed walk in shower cubicle, large mirror with side lighting above the sink and laminate flooring.

BEDROOM

14' 9" x 12' 9" (4.5m x 3.9m) Front facing double glazed bay window, fitted furniture, floor to ceiling wardrobes, radiator, fitted carpet.

BEDROOM

12' 5" x 10' 5" (3.8m x 3.2m) With laminate

flooring, double glazed window over looking rear garden, floor to ceiling fitted wardrobes, low level built in storage desk/dresser unit, radiator.

BEDROOM

9' 10" x 8' 10" (3.0m x 2.7m) With double glazed window over looking rear garden, fitted carpet, radiator, single built in wardrobe.

BATHROOM

8' 10" x 8' 2" (2.7m x 2.5m) Comprising a modern four piece bathroom suite with double walk in shower cubicle, panelled bath, low level wc, pedestal wash hand basin, large obscure glass window, laminate floor covering.

EXTERNAL

Situated on a well balanced plot in a slightly elevated position with garden areas at the front and rear with access via both sides. At the front is a pleasing mix of lawn, flower beds/shrubs and patio which is all enclosed with boundary walls and fencing. Ample driveway parking leads up to the property and double garage. The garage has a up and over door, power, light, water supply and direct access to the property. To the rear is a really good size garden with paved patio including feature lighting and plenty of room for furniture leading to a level lawn again with border shrubs/flowerbeds all fully enclosed with boundary fencing.

ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: G

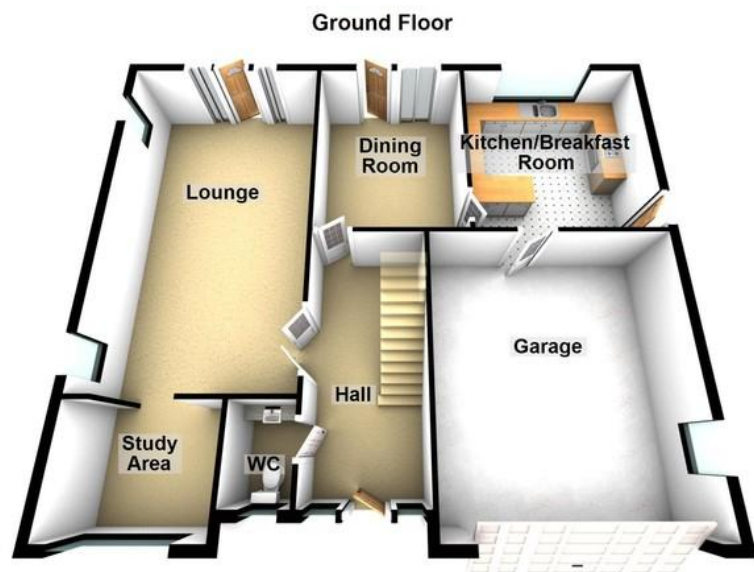
GLAZING: Hardwood double glazed window frames.

HEATING: Gas fired central heating.

SECURITY: Modern alarm system with control panels on both floors. External security lighting to front, sides and rear via motion detectors or switches from the house.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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.

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