

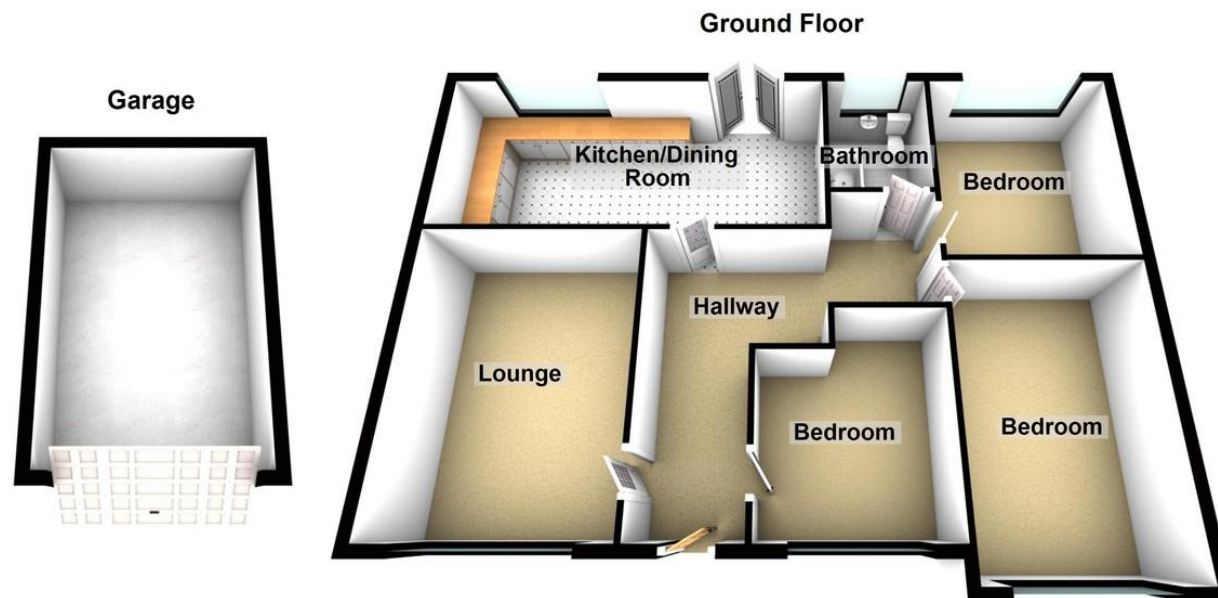


37 Burnedge Fold Road

Grasscroft, Saddleworth

£420,000

- Detached Property
- Three Double Bedrooms
- Driveway & Garage Parking
- Good Size Rear Garden
- Well Presented Throughout
- Open Plan Kitchen-Dining
- Further Scope To Extend (STPP)
- Energy Rating D



This fully modernised detached property is positioned on a good size plot within a highly sought after residential area of Grasscroft. The property has three double bedroom, an open plan kitchen-diner and like plenty of local houses offers huge scope to be extended upwards and to the rear (subject to planning permission).

Externally to the front is a driveway leading to a single attached garage and garden which is laid to lawn. Access on either side leads to the large rear garden with decked patio, further raised patio and lawn. The rear garden is fully enclosed.

Internally comprises a split level hallway, lounge with picture window, open plan kitchen-diner, three double bedrooms and modern family bathroom. The property is double glazed throughout with uPVC windows/French doors and is warmed with gas fired central heating.

Greenfield railway station is around a fifteen minute walk and both the M60 and M62 motorways can be reached in around twenty minutes by car. The local primary school is around five minutes on foot and local countryside walks are again about five minutes from the property.

The current owners have had planned drawings for a possible loft conversion which would convert the house into a four bedroom home with two bathrooms. These plans have not been submitted to Oldham planning but can be viewed at the property which can be arranged via our Uppermill office.

Uppermill Office

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