



Brookside Avenue

Grotton, Saddleworth

£260,000

- Semi-Detached Family Home
- Four Bedrooms
- High Modern Finish Throughout
- Garage & Driveway Parking
- Over Three Floors
- Close to Amenities
- Front & Rear Gardens
- Energy Rating C



An extremely well presented family home located in the heart of Grotton is available for sale. In a popular residential location and with four bedrooms and plenty living space it is a great family home. Brookside Avenue is perfectly located with good access to local shops, facilities and bus routes into Oldham and Saddleworth, along with being within local reach of motorway access.

Internally set over three floors and comprising entrance porch, lounge and a superb open plan kitchen/dining area on the ground floor. The lower ground features two bedrooms, a bathroom and integral access to the garage. The

first floor landing offers two further bedrooms along with another bathroom. Externally the property has good sized low maintenance areas to both the front and rear, whilst there is off road parking with a driveway leading to a single integral garage.

Gas central heated and double glazed throughout, viewings are highly recommended. Call Kirkham Property 7 days a week on 01457 810076.

PORCH

Accessed via a secure composite entrance door and with space for coats and shoes, feature glazed door into kitchen/dining area.

KITCHEN/DINER

24' 4" x 15' 1" (7.42m x 4.6m) The kitchen area is fitted with a range off high gloss wall and base units, coordinating worktops, splash back tiling, sink and drainer with mixer tap, range of integral appliances including Neff hide and slide oven, electric induction hob and extractor unit, microwave, Fridge/Freezer, Bosch dishwasher and wine cooler. Quick Step flooring, uPVC double glazed window. The dining area features further uPVC obscure double glazed windows, radiator, space for dining table and chairs, feature multi fuel fire.

LOUNGE

18' 4" x 16' 8" (5.59m x 5.08m) With Quick Step flooring, uPVC double glazed windows, radiator.

LOWER GROUND HALLWAY

With Quick Step flooring, integral garage access.

BEDROOM

13' 9" x 9' 5" (4.19m x 2.87m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

9' 3" x 8' (2.82m x 2.44m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

11' 3" x 6' (3.43m x 1.83m) Three piece suite comprising low level wc, hand wash basin with vanity storage cupboard, bathroom with shower over and screen, tiled walls, heated towel rail, uPVC double glazed obscure window.

FIRST FLOOR LANDING

With fitted carpeting.

BEDROOM

13' 5" x 11' 6" (4.10m x 3.51m) With fitted carpeting, radiator, Velux double glazed roof window.

BEDROOM

12' 6" x 9' 2" (3.81m x 2.80m) With fitted carpeting, radiator, Velux double glazed roof window.

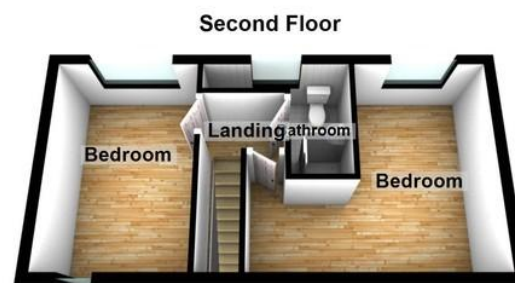
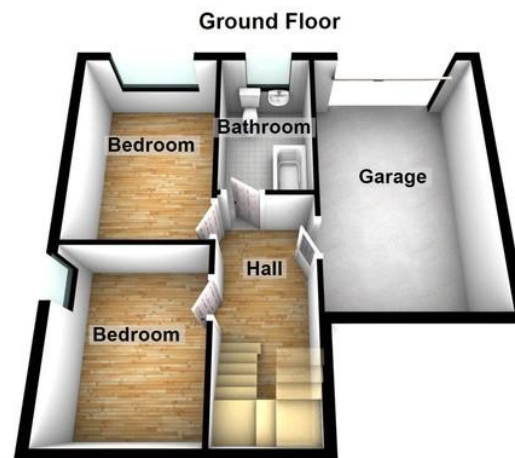
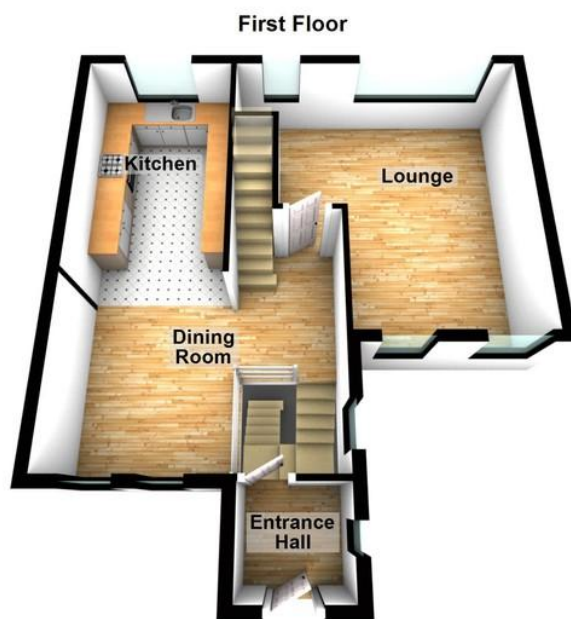
SHOWER ROOM

7' 4" x 4' 3" (2.24m x 1.30m) Comprising low level wc, hand wash basin, shower cubicle, uPVC double glazed obscure window.

GARAGE

Accessed through an up and over door and with power, light and plumbing for washing machine.





EXTERNAL

Low maintenance garden areas can be found to both the front and rear of the property with a mixture of lawn and flagged patio areas. Parking is available off road to the rear leading to the garage.

ADDITIONAL INFO

TENURE: Leasehold, circa £10 p.a. - Solicitor to confirm details

COUNCIL BAND: C

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

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.