



2 High Grove Road

Grasscroft, Saddleworth

£398,000

- Detached House
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Two Reception Rooms
- Driveway Parking
- Good Size Gardens
- Very Well Presented
- Energy Rating E



Presented to a very high modern standard is this four double bedroom detached property situated in a sought after residential position with off road parking by means of a gated driveway and gardens to three sides. The living accommodation warrants an internal inspection, comprising briefly of entrance hall, spacious lounge, sun room, sitting room, fitted kitchen/diner with integral appliances, utility room, bathroom and two bedrooms to the ground floor. Two more double bedrooms, both with en-suite shower rooms and one with a walk in wardrobe are accessed from the first floor landing. The house is warmed with gas fired central heating, is double glazed throughout and further benefits from no onward chain.

Further benefits include it's proximity to well regarded local schools and excellent rail links direct to Manchester, Huddersfield and now Leeds. Both Greenfield and Uppermill with their many shops, bars and restaurants are within walking distance of the house.

Contact Kirkham Property 7 days a week to arrange your viewing.

HALLWAY

With a composite glazed entrance door, two uPVC double glazed side windows, fitted carpeting, two vertical radiators.

LOUNGE

16' 4" x 13' 10" (5.00m x 4.22m) With living flame gas fire with feature stone surround, fitted carpet, two radiators, two uPVC double glazed windows, open plan to the sun room.

SUN ROOM

4' 11" x 12' 2" (1.5m x 3.73m) Located off the lounge with fitted carpeting, large uPVC double glazed bay window.

SITTING ROOM

16' 2" x 10' 5" (4.95m x 3.18m) With laminate floor covering, central fireplace, radiator, uPVC double glazed window.

KITCHEN/DINER

10' 0" x 21' 9" (3.07m x 6.65m) With fitted wall, base units and central island in Oak, granite work tops, stainless steel sink unit with mixer tap, double oven, gas hob, stainless steel extractor, integral microwave and dishwasher, tiled flooring, radiator, uPVC double glazed french doors leading to the garden, uPVC double glazed window.

UTILITY ROOM

Plumbed for washing machine, combi boiler, tiled floor.

BEDROOM

9' 10" x 13' 8" (3m x 4.19m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

16' 4" x 8' 11" (4.98m x 2.72m) With laminate floor covering, radiator, two uPVC double glazed dual aspect windows.

BATHROOM

With three piece suite comprising panelled bath, low level WC, granite top mounted hand basin with vanity storage, walk in wet room shower, complimentary tiles, uPVC double glazed obscure window, feature radiator, sensor lighting.

FIRST FLOOR LANDING

With fitted carpet, uPVC double glazed window.

BEDROOM ONE

14' 0" x 9' 6" (4.27m x 2.92m) With fitted carpeting, eaves storage, fitted wardrobes, storage cupboard, radiator, two Velux windows with blinds.

ENSUITE

With two piece suite comprising low level WC, pedestal wash hand basin, double shower, sensor lighting, heated towel rail, uPVC double glazed window.

BEDROOM TWO

13' 5" x 10' 9" (4.11m x 3.28m) With fitted carpeting, eaves storage, radiator, uPVC double glazed window, storage cupboard with built in wardrobe space leading to...

WALK IN WARDROBE

10' 2" x 8' 11" (3.12m x 2.72m) With eaves storage, radiator, tiled flooring, multiple fitted wardrobes and cupboard space leading to...

ENSUITE

With two piece suite comprising low level WC, vanity storage unit below wash basin, double shower cubicle, heated towel rail, storage cupboard, uPVC double glazed window.

EXTERNALLY

Off road parking is by means of a gated driveway to the front of the property and on road parking to the private lane. There are steps leading to the house and a good sized garden surrounds the house providing a mix of rockery and shrubs, decking and various patio areas. Two sheds with power are included in the sale and the gardens are enclosed with stone walls, iron railings and timber fencing.

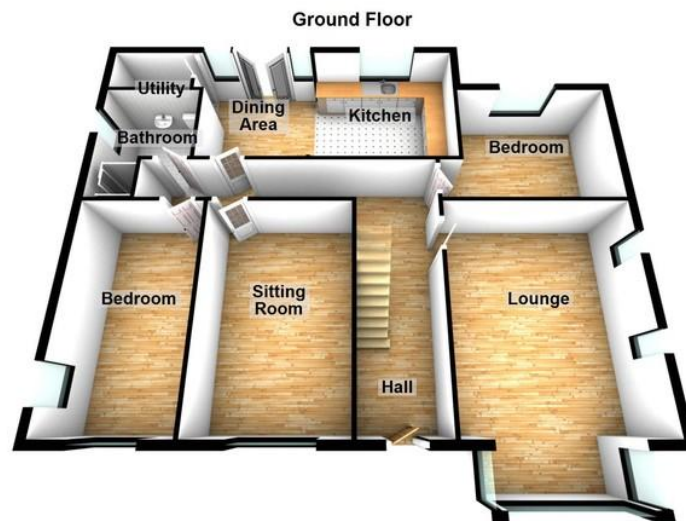
ADDITIONAL INFO

TENURE Freehold : Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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