



12 Grotton Hollow, Grotton, Oldham, OL4 4LN

This three bedroom, semi detached property with driveway for 5/6 cars and garage. The extensive living accommodation comprises: entrance porch, hall, lounge, dining room, study, utility, shower room and fitted kitchen to the ground floor. There are three bedrooms, one with fitted wardrobes, and shower room to the first floor. Externally there is a mature garden forecourt and low maintenance gardens to side and rear. Located in a popular location within easy reach of local schools, amenities, public transport links, NO CHAIN

£195,000

12 Grotton Hollow, Grotton, Oldham, OL4 4LN

NO CHAIN . This three bedroom, semi detached property with off road parking by means of a five/six car driveway and garage with light and power. The extensive living accommodation comprises: entrance porch, hall, lounge, dining room, study, utility, shower room and fitted kitchen to the ground floor. There are three bedrooms, one with fitted wardrobes, and shower room to the first floor. Externally there is a mature garden forecourt and low maintenance gardens to side and rear. Located in a popular location within easy reach of local schools, amenities, public transport links, Saddleworth villages and countryside.

ENTRANCE PORCH With uPVC double glazed entrance door, uPVC double glazed windows, fitted carpeting.

HALL With fitted carpeting, radiator, under stairs storage, hardwood double glazed window, hardwood double glazed door

LOUNGE 13' 1" x 13' 1" (3.999m x 4.004m) With electric fire, fitted carpeting, radiator, uPVC double glazed window.

DINING ROOM 8' 11" x 11' 5" (2.722m x 3.485m) With fitted carpeting, radiator, sliding patio doors.

STUDY 9' 8" x 8' 1" (2.970m x 2.485m) Provision for gas fire, laminate floor covering, uPVC double glazed window.

UTILITY ROOM 8' 0" max x 6' 1" (2.441m x 1.865m) With Glow Worm boiler, tiled floor, plumbed for washing machine, uPVC double glazed window, uPVC double glazed door.

SHOWER ROOM With two piece suite comprising wash hand basin, low level w.c., shower cubicle, radiator, fully tiled walls, tiled floor.

KITCHEN 8' 11" x 8' 0" (2.733m x 2.450m) With fitted wall and base units, work tops, stainless steel sink unit with double drainer, cooker point, uPVC double glazed window, hardwood glazed door leading to the garden.

FIRST FLOOR LANDING With fitted carpeting, radiator, access to the loft, uPVC double glazed window.

SHOWER ROOM With two piece suite comprising low level w.c., wash hand basin, double walk in shower, radiator, fully tiled walls, uPVC double glazed obscure window.

BEDROOM ONE 10' 5" x 11' 7" (3.189m x 3.550m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO 11' 10" x 10' 6" (3.626m x 3.216m) With built in wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE 8' 8" x 9' 3" (2.665m x 2.823m) With fitted carpeting, radiator, uPVC double glazed window

GARAGE AND DRIVEWAY 18' 7" x 12' 1" (5.689m x 3.688m) Off road parking is by means of a five/six car driveway and garage with light, power, side windows, side door leading to the garden.

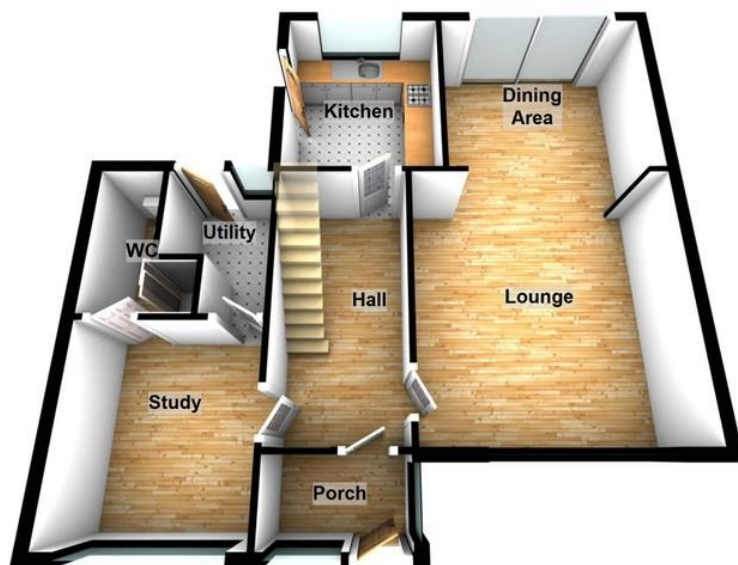
EXTERNALLY To the front there is a mature garden with shrubs, plants, path and block paved feature patio. To the rear and side there are fully paved gardens.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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