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## Grove Road, Uppermill, Oldham, OL3 6JL

Situated within close proximity of Uppermill Village centre this 4/5 bedroom extended Semi Detached property comes to the market in good order throughout and offers flexible family sized living accommodation and is set within a good sized garden plot with delightful views to the rear aspect. Only an internal inspection will fully reveal the size and quality of the accommodation on offer and we would urge interested parties view the property internally at their earliest convenience.

The property is within easy reach of the centre of Uppermill with its range of amenities, bars and coffee shops. Local countryside walks are immediately available and the property is ideally suited to a growing family.

**Price £440,000**

# Grove Road, Uppermill, Oldham, OL3 6JL

- 4/5 Bedroom Semi Detached
- Ideal Family Home
- Shared Driveway with Detached Single Garage
- Useful Storage Cellars
- Extended Accommodation
- Well Regarded Residential Location
- En-suite to Master Bedroom
- Must Be Viewed Internally
- Close Proximity to Uppermill Centre
- Modern Kitchen and Bathroom Fittings

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, substantial Dining Kitchen, uPVC double glazed front Porch area, Cloaks/WC, Living Room, Sitting Room/Bedroom 5

To the lower ground floor there are 4 further well proportioned Bedrooms (Master with En-suite), large Family Bathroom with modern 4 piece contemporary white suite, to the rear of the property there are 2 useful storage Cellars

The front garden has mature border plants and shrubs plus flagged area whilst the rear garden has a flagged patio with further substantial lawned garden with mature border hedges and a delightful open aspect.

The Sellers advise that the roof covering was renewed approximately six years ago.

## The Accommodation in Detail:

### Side Porch

uPVC double glazed door

### Dining Kitchen

22'7 x 10'9 (6.88m x 3.28m)

Range of modern wall and floor mounted units, inset sink unit, built-in stainless steel double oven, gas hob with stainless steel chimney hood over, integrated fridge/freezer and dishwasher, laminate flooring, uPVC double glazed window, uPVC double glazed patio doors to the front Porch area which is uPVC double glazed

### Living Room

14'11 x 12'4 (4.55m x 3.76m)

uPVC double glazed window, laminate flooring, central heating radiator

### Sitting Room/Bedroom (5)

11'9 x 9'10 (3.58m x 3.00m)

Two uPVC double glazed windows, central heating radiator

### Cloaksf/WC

Low level WC, wash hand basin, uPVC double glazed window

### Lower Ground Floor:

#### Inner Hallway

Useful storage cupboard

#### Storage

Plumbed for washing machine and separate tumble dryer radiator.

### Bedroom (1)

17'1 x 9'0 reducing to 7'7 (5.21m x 2.74m reducing to 2.31m)

uPVC double glazed window, central heating radiator, laminate flooring

### En-suite

Shower cubicle, low level WC, wash hand basin, heated chrome towel rail/radiator

### Bedroom (2)

15'4 x 9'10 reducing to 7'2 (4.67m x 3.00m reducing to 2.18m)

Laminate flooring, uPVC double glazed window, central heating radiator, built-in storage cupboard

### Bedroom (3)

10'10 x 9'10 (3.30m x 3.00m)

Laminate flooring, uPVC double glazed window, central heating radiator

### Bedroom (4)

9'10 x 8'1 reducing to 6'6 (3.00m x 2.46m reducing to 1.98m)

Laminate flooring, uPVC double glazed window, central heating radiator, built-in storage wardrobe

### Family Bathroom/WC

12'2 x 7'5 (3.71m x 2.26m)

Panel bath, separate shower cubicle, wash hand basin with vanity storage unit below, low level WC, heated chrome towel rail/radiator

### 2 Cellar Areas

There are two useful storage Cellar Areas to the rear of the property

### Externally:

The front garden has concrete flags with mature border plants and shrubs.

The larger than average rear garden has a flagged patio area with good sized lawned section with mature trees and shrubs to the boundaries.

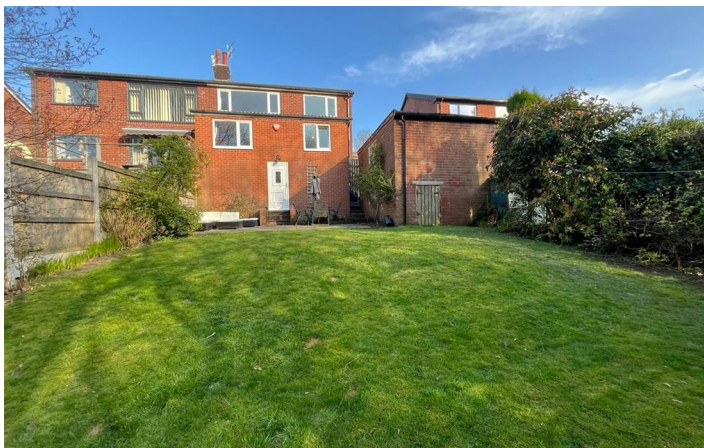
The property enjoys delightful woodland views with a bridal path immediately beyond the garden area.

To the side of the property there is a shared driveway leading to a brick built single garage which has further storage unit beneath.



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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