



Sharon Avenue, Grasscroft, Saddleworth

£735,000



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Situated on a small exclusive cul de sac within a sought after area of Grasscroft is this three/four bedroom detached bungalow positioned on a double plot, with ample driveway parking and a double garage with remote door. Newly landscaped gardens can be found to all sides of the home and can be enjoyed throughout the year. There is also further scope for extension if required, whilst offering some superb far reaching views of the surrounding landscape.





Situated on a small exclusive cul de sac within a sought after area of Grasscroft is this four bedroom detached home positioned on a double plot, with ample driveway parking and a double garage with remote door. Newly landscaped gardens can be found to all sides of the home and can be enjoyed throughout the year. There is also further scope for extension if required, whilst offering some superb far reaching views of the surrounding landscape.

The property has been finished to an exceptional standard and immaculately looked after throughout. The double height lounge with floor to ceiling windows in particular a real wow factor. The property has two reception rooms, fitted bedroom furniture, main bathroom and en-suite to the master and further benefits from a utility room and plenty of storage off the double garage.

Greenfield and Mossley railway stations are equidistant from the property and both are just a few minutes by road. Bus routes are close by link neighbouring Saddleworth villages and surrounding towns, with the motorway network a little further afield.

Families will be pleased with the great garden space surrounding the home. Primary schools in both Grasscroft and Friezland are both within walking distance from the property, with Saddleworth Secondary School found a short drive away in Diggle.

Internal inspection is highly warranted to appreciate the standard of finish offered both internally and externally.

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



Entrance Hall



Dining Room

3.33m x 2.3m (10'11" x 7'6")

Partially open to the lounge with a bespoke fitted wall unit, fitted carpet, double glazed uPVC window and radiator.

Kitchen

3.62m x 3.3m (11'10" x 10'9")

Featuring shaker style wall and base units with soft close drawers and cupboards, accompanying Corian worktops, window sills and sink with double drainer. Integrated Neff appliances including oven, microwave combination oven, warming drawer, dishwasher, five ring induction hob and double extractor hood. Vertical radiator, uPVC double glazed window and Karndean flooring.

Bedroom

3.45m x 3.3m (11'3" x 10'9")

With fitted carpeting, radiator, fitted wardrobes and bedside tables, uPVC double glazed



En-Suite

1.91m x 1.77m (6'3" x 5'9")

A modern suite comprising a low level wc, wash hand basin with vanity storage cupboard, shower cubicle with main rainfall shower head and separate shower mixer attachment. Fully tiled walls, heated towel rail, uPVC double glazed obscure window and luxury vinyl flooring.

Bedroom

3.62m x 3.3m (11'10" x 10'9")

With fitted carpet, radiator, uPVC double glazed window. Fitted wardrobes, dressing table and bedside tables.

Bedroom

3.61m x 3.3m (11'10" x 10'9")

With fitted carpet, radiator, uPVC double glazed window. Fitted wardrobes, dressing table and bedside tables.



Bedroom

2.42m x 2.1m (7'11" x 6'10")

Currently utilised as a home office with fitted carpet, radiator uPVC double glazed window, fitted desk, drawers and shelving.

Bathroom

3.3m x 1.61m (10'9" x 5'3")

Another modern suite comprising bath, separate shower cubicle with main shower head and separate mixer attachment, low level wc, wash hand basin and floor to ceiling fitted cupboard. Fully tiled walls and floor, uPVC double glazed obscure window.

Double Garage

5.49m x 5.3m (18'0" x 17'4")

With a remote up and over insulated double door, lights and electric, uPVC double glazed windows, built in storage cupboards and a water supply. There is access to a large void area which runs a sizable length underneath the





Utility Room

4.55m x 1.75m (14'11" x 5'8")

With fitted wall and base level units, worktops, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer, radiator, uPVC double glazed windows, uPVC door to garden.

Airing Cupboard

Additional storage space housing a Worcester Bosch combination boiler.

Parking

Driveway parking over two areas provides ample off road parking to the front of the property. The double garage is accessed via a remote up and over electric door.



Gardens

The current owners have overhauled all external areas with Sharon Avenue to create a well balanced garden to all sides of the home which can be enjoyed all throughout the year. To the front is a well maintained lawn with mature flowering shrubs. Steps with glass balustrade lead up from the driveway to the front double doors.

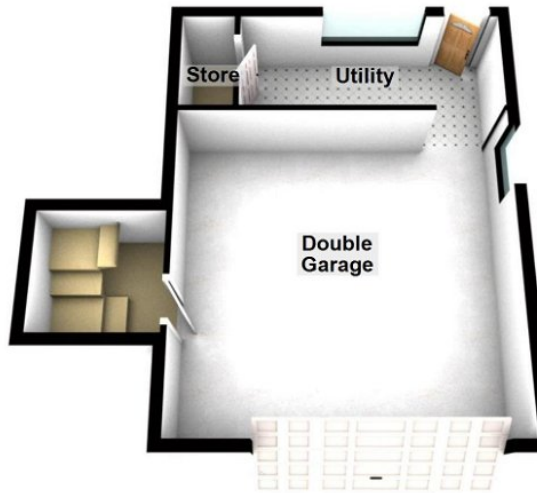
Additionally to the front is a large paved patio space which can comfortably accommodate outdoors furniture. From this patio area, steps lead up to a composite decking space found at the head of the plot with stone built fire pit and ambient lighting to the garden walls and steps.

The rear garden benefits from a fantastic outlook to surrounding Saddleworth landscape, with a paved patio area accessed from the kitchen. The lawn can be accessed from both ends of the patio space. A good sized rear garden with established shrubbery, border plants and a useful timber storage shed.

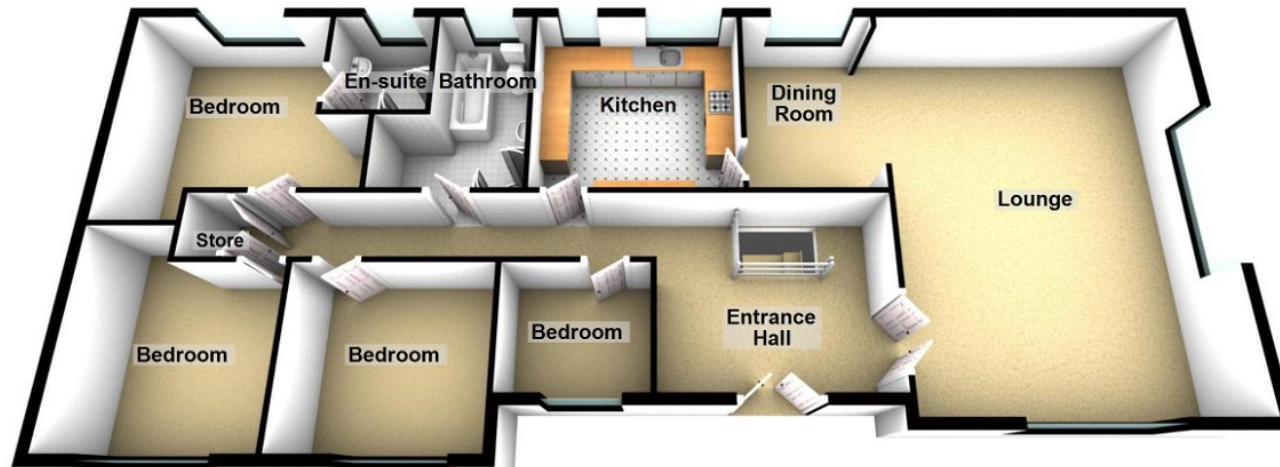
All garden areas are enclosed with boundary



Ground Floor



First Floor



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