



Lovers Lane, Grasscroft, Saddleworth

£450,000



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Offering comfortable living accommodation to the ground floor is this extended semi detached home. The current owner has well appointed the property, both internally and externally, to create a walk-in condition home within a sought after location in Grasscroft.





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Internally you will find an entrance hallway with door leading into a lounge with log burning stove and through to a dining room with bi-folding doors opening onto the rear garden. Across the hallway is a further reception room which could be used as a sitting room, additional lounge or a potential fourth bedroom. Behind the reception room is a downstairs shower room and utility room. A newly installed gloss kitchen with quartz worktops finishes the ground floor accommodation off and is stocked with a range of appliances.

The first floor landing has a side double glazed window for natural light and provides access to the boarded loft space via a hatch. Off the landing are three bedrooms, two of which are good size doubles along with a single bedroom. There is also a modern four piece bathroom suite.

Externally fronted with a tarmac driveway for two cars and steps leading to the front door. There is a side path and gate to facilitate access from front to rear. The rear garden has a south facing aspect with perimeter fencing and hedging. Having undergone significant enhancement by the current owner, low maintenance yet pleasing spaces can be enjoyed year round thanks to external lighting.



A desirable location within the village of Grasscroft from the property you are a short



Dining Room

3.32m x 2.99m (10'10" x 9'9")

With fitted carpeting, radiator and double glazed bi-folding doors which open to the south facing garden.

Kitchen

4.99m x 2.72m (16'4" x 8'11")

A newly installed gloss kitchen with wall and base units, coordinating quartz worktops and upstands. Integral appliances include: tall fridge, tall freezer, electric oven, separate combi oven/microwave, dishwasher, induction hob, extractor hood and two kickboard heaters. Also included is a 1 1/2 sink with drainer, dual aspect double glazed windows, under stairs larder cupboard and lvt flooring.

Utility Room

2.92m x 2.39m (9'6" x 7'10")

With fitted base units, plumbing for washing machine, space for tumble dryer, radiator, double glazed window and composite door to the rear garden.



Shower Room

1.83m x 0.91m (6'0" x 2'11")

Comprising wc, hand wash basin with vanity storage, corner shower cubicle, heated towel rail and extractor fan.

Sitting Room

5.18m x 2.89m (16'11" x 9'5")

A naturally bright reception space thanks to two Velux skylights and front double glazed window. This versatile room is carpeted with a radiator and an under stairs storage cupboard.

Landing

The landing has a side double glazed window, fitted carpeting and access to the loft via a hatch with pull down ladder. The loft is boarded with light.



Bedroom

4.23m x 3.54m (13'10" x 11'7")

A large double glazed window offers plenty of light and looks out towards Wharmton Hill and further to Dovestones. This double bedroom has fitted carpeting, radiator and alcoves which are perfect for wardrobes.

Bedroom

3.21m x 2.98m (10'6" x 9'9")

With fitted carpeting, radiator and double glazed window with south aspect.

Bedroom

2.29m x 2.13m (7'6" x 6'11")

With fitted carpeting, radiator and double glazed window.





Bathroom

2.73m x 2.41m (8'11" x 7'10")

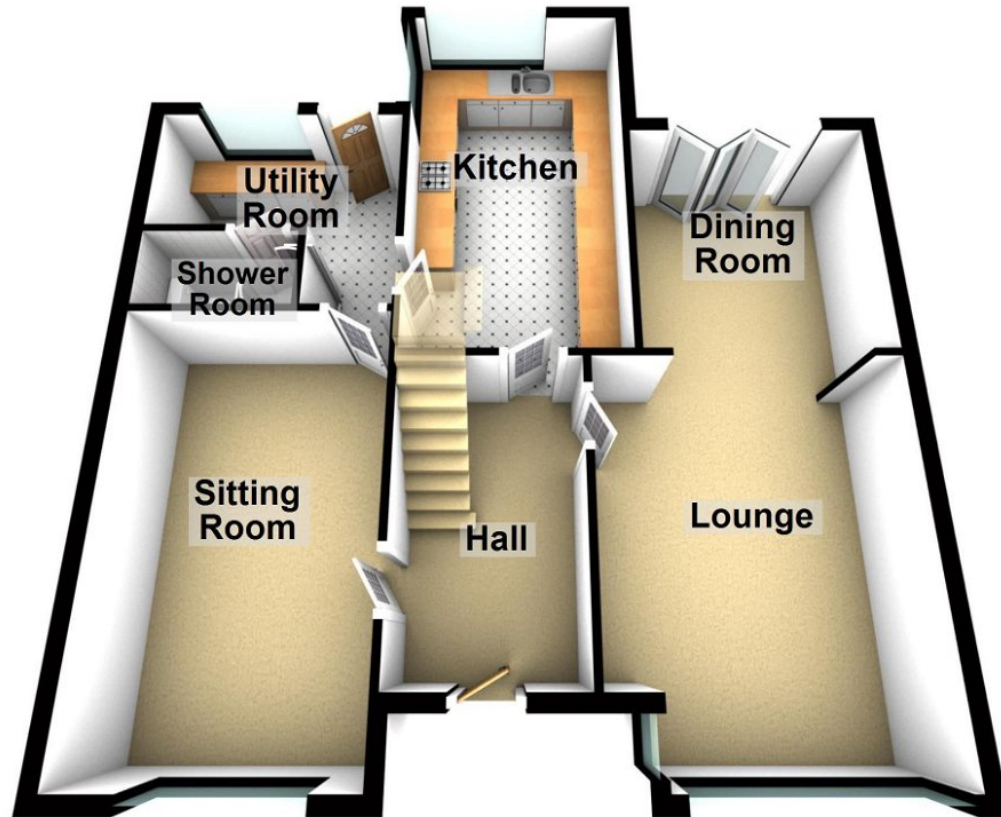
Comprising of low level wc, hand wash basin, bath with mixer attachment, separate enclosed shower cubicle, tiled walls, heated towel rail, extractor fan and dual aspect double glazed windows with views reaching Dovestones.

Externally

At the front of the home is a driveway for two cars. Steps lead up to a front path to the entrance door. There is a side path and gate to facilitate access from front to rear.

The rear garden is south facing and accessed from both the dining room and utility room. Immediately you walk out onto an Indian paved patio space with glass balcony, a great space to spend time with friends and family alike. Steps lead down to a large low maintenance space which includes further Indian paved patio space and artificial lawn. To the end of the garden is a large timber storage shed. The rear garden is complimented with external lighting, boundary fencing and mature shrubbery.

Ground Floor



First Floor



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