



17 Burnedge Lane

Grasscroft, Saddleworth

£475,000

- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Potential To Develop
- Elevated Plot
- Double Garage & Driveway
- No Onward Chain
- Energy Rating E



An excellent development opportunity in a popular residential location is presented to the market on Burnedge Lane in Grasscroft. This two bedroom detached bungalow offers scope to extend (subject to planning approval) and captures some of Saddleworth's finest views on offer. The property is situated on an elevated plot and has open fields to the rear.

Internally comprising in brief of entrance hallway, lounge, dining room, kitchen, two fitted double bedrooms and shower room.

There are good sized gardens to both the front and rear, a large tandem drive for multiple cars leading to detached double garage.

The property does require modernisation throughout however the prospective buyer will be able to make this into their perfect home and is a good blank canvas to

develop and extend into a more substantial living space throughout. There is gas central heating and double glazing throughout. Located in Grasscroft, you are a few minutes walk to St Annes C Of E Primary School and a short drive to Greenfield & Uppermill villages where everyday amenities and regular train links to Manchester are found. Call Kirkham Property today to view Burnedge Lane.

ENTRANCE HALL

Accessed via a secure entrance door and with fitted carpeting, radiator, loft access.

LOUNGE

16' 6" x 12' 4" (5.03m x 3.77m + bay) Featuring double glazed bay window with far reaching onward views, two radiators, carpeting, feature electric fire and surround.

DINING ROOM

11' 7" x 9' 3" (3.55m x 2.82m) With fitted carpeting,

radiator, double glazed window.

KITCHEN

14' 5" x 10' 10" (4.41m x 3.32m) Fitted with a range of wall and base units, coordinating work surfaces, stainless steel sink and drainer, integrated double oven, gas hob with extractor hood, boiler cupboard, plumbing for washing machine and dishwasher, space for tumble dryer, integral fridge, integral freezer, tiled floor, dual aspect double glazed windows, rear door to garden.

BEDROOM

14' 0" x 11' 7" (4.27m x 3.55m) Carpeted and with dual aspect double glazed windows, fitted wardrobes, desk and bedside tables.

BEDROOM

12' 0" x 11' 6" (3.66m x 3.53m Min) With radiator, carpeting, double glazed side window, double glazed bay

window with outstanding views from the front.

SHOWER ROOM

9' 10" x 5' 8" (3.02m x 1.73m Min) Comprising three piece suite of low level wc, vanity hand wash basin, mains fed shower cubicle, tiled walls and floor, obscured double glazed window, radiator.

DOUBLE GARAGE

17' 10" x 16' 6" (5.45m x 5.05m) Accessed via an electric roller shutter door and with two windows, lighting and power.

EXTERNALLY

To the front is an elevated large lawn with shrubs and border hedging. Steps lead up to the front path and steps to the entrance door. There is a side driveway from front to rear capable of housing multiple vehicles. The double garage is located to the rear. In addition to the double garage, there is a further lawn which is again elevated and captures

the views on offer from the surrounding countryside. Mature trees and shrubs are found to the rear, additionally there are two useful outhouses to the side of the property.

ADDITIONAL INFORMATION

TENURE: Assumed Freehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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