



Hillside Avenue, Grotton, Saddleworth

£300,000



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Boasting a beautiful south facing rear garden and with excellent onward views is this three bedroom semi detached house on Hillside Avenue in Grotton. The home is presented in brilliant condition throughout and is a true credit to the current homeowners who have extended the property to the rear to create a large kitchen/dining room.





Boasting a beautiful south facing rear garden and with excellent onward views is this three bedroom semi detached house on Hillside Avenue in Grotton. The home is presented in brilliant condition throughout and is a true credit to the current homeowners who have extended the property to the rear to create a large kitchen/dining room.

Internally comprising of entrance hallway, lounge, kitchen/diner, storage/utility cupboard and wc to the ground floor. The first floor features three double bedrooms and family bathroom, with access to a useful loft room via retractable ladders.

There is a block paved driveway to the front for two small cars with further parking on street. The rear garden is a great place to spend the summer months with two seating areas and good sized lawn all enclosed with boundary fencing.

Situated in the popular residential village of Grotton, from the home you are a few minutes walk to both Grotton Park and the Delph Donkey Walking Trail along with village amenities a five minute walk from the house.



The owners have made the home both energy efficient and secure, fitted with an intruder alarm system and heated via a Worcester-Bosch combi boiler serviced annually. Other improvements include cavity wall insulation, making the loft room both insulated, lined, heated and boarded.

Being sold with a freehold title, the home is fully double glazed and viewings come highly recommended. Contact Kirkham Property 7 days a week to book a viewing in or to enquire further.



Kitchen/Dining Room

5.45m x 3.82m (17'10" x 12'6")

Fitted with a range of wall and base units, coordinating work surfaces, Belling double oven, four ring Neff gas hob, stainless steel extractor hood, 1 1/4 stainless steel sink and drainer, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, two uPVC double glazed windows, radiator, door to rear garden.

Wc

1.44m x 0.89m (4'8" x 2'11")

Comprising low level wc, hand wash basin, radiator, extractor fan.

Utility/Store

This useful space is good for storing cloaks/shoes and also has space for tumble dryer, extractor fan, Worcester-Bosch combi boiler.



First Floor Landing

uPVC double glazed obscured side window, carpeting, radiator, access to the loft room via retractable ladders.

Bedroom

3.07m x 3m (10'0" x 9'10")

With uPVC double glazed window to the front, carpeting, radiator, storage cupboard.

Bedroom

4.1m x 2.65m (13'5" x 8'8" Max)

With carpeting, radiator, uPVC double glazed window with southerly aspect.



Bedroom

4.05m x 3.2m (13'3" x 10'5")

The main bedroom has fitted wardrobes, bedside drawers and also features carpeting, radiator, uPVC double glazed window with south facing views over nearby countryside.

Bathroom

2.02m x 1.6m (6'7" x 5'2" Ave.)

Comprising low level wc, hand wash basin, panelled bath with shower over and screen, tiled walls, vinyl floor covering, radiator, uPVC double glazed obscured window.

Loft Room

3.69m x 2.5m (12'1" x 8'2")

This useful space features carpeting and is insulated, boarded and heated. The loft room is accessed via retractable ladders from the first floor landing.





Externally

The front of the property has a block paved driveway for one/two cars and side gate. The side path leads to the rear garden. This south facing rear garden boasts two patio/seating areas, good sized lawn leading to useful storage shed at the end of the garden. Mature shrubs border the edges of the garden and is enclosed with boundary fencing. There is a great onwards view over surrounding countryside around Grotton. The local park is just a few minutes walk away as well as the Delph Donkey Walking Trail.

Additional Information

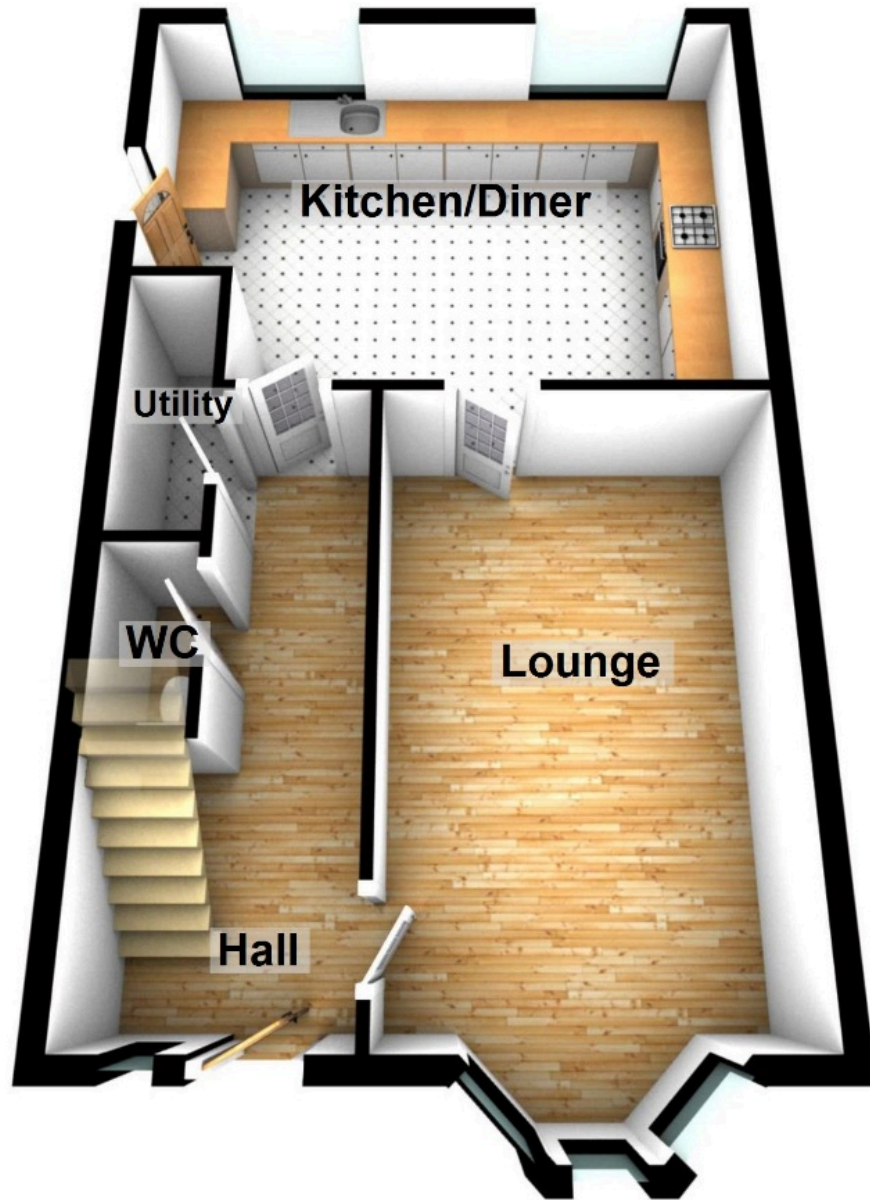
Tenure: Freehold - Solicitor to confirm details.

Council Band: D

Security: Intruder alarm fitted.

Viewing Arrangements: Strictly by appointment with the agents.

Ground Floor



First Floor



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