



Coverhill Road, Grotton, Saddleworth

£395,000

4 1 2



- Stone semi detached
- Four double bedrooms
- Tandem garage for two cars
- Two reception rooms
- Fantastic open outlook to Lydgate
- Popular residential location
- Potential for fifth bedroom if required
- Energy rating D





A well proportioned stone built family home which is conveniently located for schools and transportation links is presented to the market for sale. Over 1,500 Sq.ft of living accommodation is found to three floors, with ample off street parking and a south easterly facing rear garden with open aspect and views reaching St. Annes Church in neighbouring Lydgate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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