



52 Clough Lane
Grasscroft, Saddleworth

£325,000

- Grade II Listed Character Property
- Two Bedrooms (Originally Three)
- Two Reception Rooms
- Off Road Parking For Two Cars
- Southerly Facing Garden
- Beautifully Presented
- Character Features Throughout
- Sought After Position



Situated on a lovely quaint road, within the popular area of Grasscroft is this two (previously three) bedroom Grade II Listed character property. With beautiful living space spread out over three floors the property certainly warrants an internal inspection to fully appreciate this superb weavers' cottage. Externally to the side of the house is a parking bay for two cars and to the side and rear is a southerly facing garden which is stone paved with a patio seating area and with borders filled with plants, shrubs and fruit trees along with a useful garden shed.

Internally, the property is accessed via a timber door, which leads into the hallway and comprises briefly of a cottage style kitchen and open dining/sitting room to the ground floor. To the first floor is a dual aspect lounge, utility room and the bathroom suite. The second floor landing provides access to two double bedrooms one with office space. The house is warmed with gas central heating, two wood burning stoves and double glazed mullion windows throughout.

Within easy reach of Saddleworth countryside and walking distance of Greenfield, which has a large supermarket. Uppermill village is also within walking distance or a five minute car journey, where you will find a local convenience store and a Post Office, bars, restaurants and cafes. Greenfield train station is on the transpennine route which makes Manchester and Leeds easily accessible.

HALLWAY

Accessed via a timber door with tiled floor and radiator.

KITCHEN

7' 7" x 18' 2" (2.32m x 5.56m) A solid wood kitchen with granite worktops, 6.4 Series electric Aga with six burner gas hob, porcelain sink and drainer, dishwasher, fridge freezer, understairs cupboard, tiled floor, radiator and two double glazed windows one with extractor fan.

SITTING/DINING ROOM

14' 2" x 17' 10" (4.32m x 5.46m) This dual purpose room has double glazed mullion windows, timber floor, exposed beams and a

centre piece wood burning stove.

LANDING

With timber flooring.

LOUNGE

12' 3" x 17' 4" (3.74m x 5.29m) With timber flooring, radiator, exposed beams, dual aspect double glazed mullion windows and wood burning stove.

UTILITY ROOM

With plumbing for washing machine, storage and a Worcester-Bosch boiler.

BATHROOM

10' 4" x 14' 4" (3.16m x 4.38m) With tiled flooring, part tiled walls, double glazed mullion windows, bath, low level WC, hand wash basin, large shower cubicle and radiator.

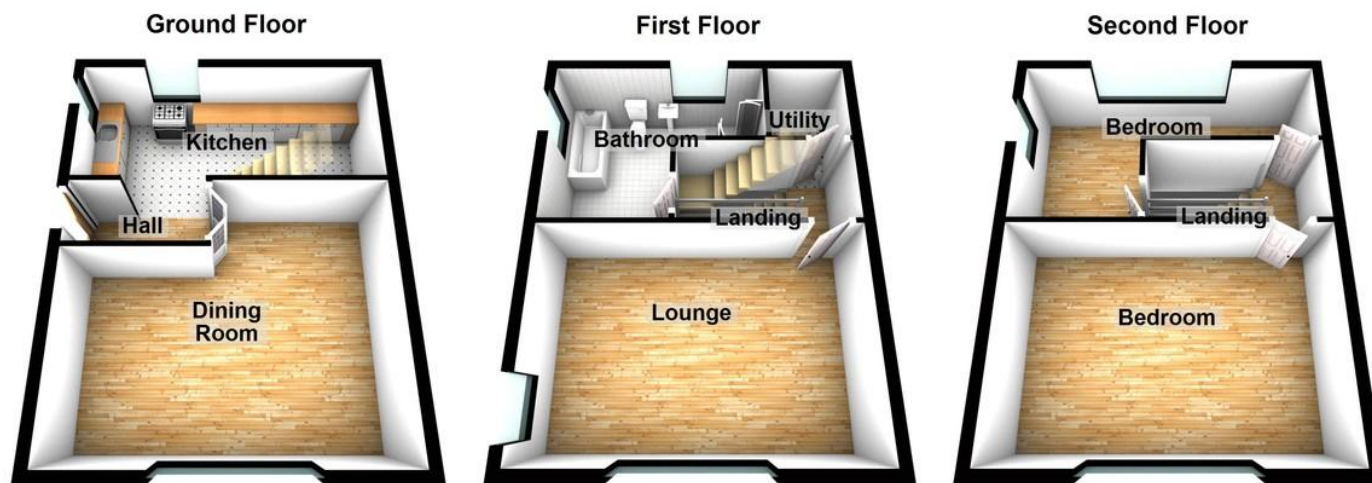
LANDING

5' 0" x 8' 1" (1.54 m x 2.48m) With fitted carpet and access to a boarded loft.

BEDROOM

10' 11" x 18' 2" (3.33m x 5.56m max) With timber flooring, double glazed mullion windows and two radiators.





BEDROOM

11' 10" x 17' 9" (3.61m x 5.43m)

With fitted carpet, two double glazed mullion windows with an open aspect, radiator, original fireplace and fitted wardrobes.

ADDITIONAL INFO

TENURE: Leasehold - 999 year lease from circa 1815 - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm