

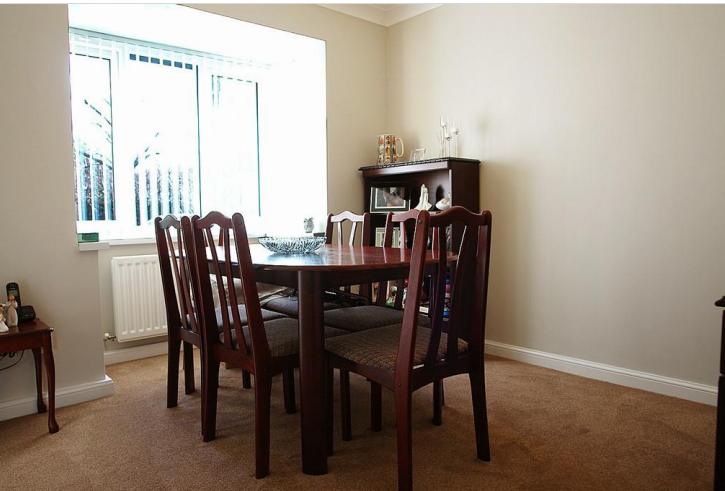


Lower Frenches Drive

Greenfield, Saddleworth

£410,000

- Detached Family Property
- Four/Five Bedrooms
- Two/Three Reception Rooms & Conservatory
- Two Bath/Shower Rooms
- Good Size Level Gardens
- Overlooking The River Tame
- Cul De Sac Location
- Energy Rating D



A four/five bedroom executive detached family home located on a quiet cul de sac central to all Greenfield amenities with a south-west facing rear garden overlooking the River Tame. The property has two/three reception rooms, conservatory, downstairs toilet, en-suite shower room to the master bedroom and a child friendly rear garden making this the perfect family home for a larger family. Off road parking is by means of a block paved double driveway and Greenfield railway station is within a five minute walk. The property

has a recently fitted main bathroom is fully double glazed with uPVC windows and of course is warmed with gas fired central heating. Outstanding Ofsted rated primary schools are within level walking distance of the property with Saddleworth High school approximately a twenty minute walk away. The house is being sold with a Freehold title and viewings can be arranged 7 days a week on 01457 810076.

HALL

Accessed via a timber framed entrance door, fitted carpet, radiator, stairs rising to landing.

WC

With low level WC and wash hand basin.

LOUNGE

11' 8" x 14' 5" (3.56m x 4.4m) With living flame gas fire set onto a marble hearth with wooden surround, fitted carpet, radiator, double glazed window, uPVC double glazed sliding doors to conservatory.

CONSERVATORY

With tiled flooring, uPVC double glazed windows, uPVC double glazed door to garden.

DINING ROOM

9' 8" x 9' 1" (2.95 m x 2.77m) With fitted carpet, radiator, uPVC double glazed window.

KITCHEN

11' 8" x 10' 0" (3.56m x 3.05m) With fitted wall and base units, coordinating worktops, gas hob, electric oven, extractor fan, plumbing for washing machine and dishwasher, one and a quarter sink unit and drainer, splash back tiles, vinyl flooring, kick plate heater, uPVC double glazed window over looking garden.

BEDROOM FIVE OR RECEPTION ROOM

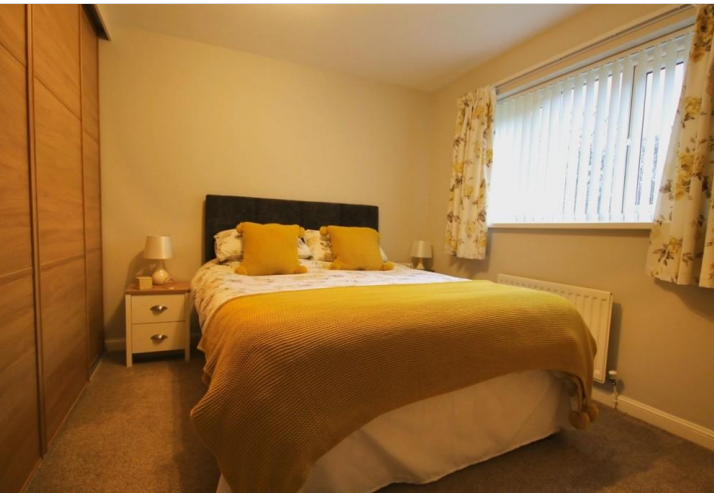
17' 4" max x 7' 10" (5.3m max x 2.4m) Converted from the original garage with fitted carpet, radiator, built in storage cupboard, uPVC double glazed window.

LANDING

With fitted carpet and loft access.

BEDROOM ONE

11' 3" x 12' 11" (3.45m x 3.94m) With fitted wardrobes, radiator, fitted carpet, uPVC double glazed window.





EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin with under basin storage, shower cubicle, fully tiled walls, radiator, uPVC double glazed obscure window.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m) With fitted carpet, radiator, uPVC double glazed window.



BEDROOM THREE

9' 3" x 8' 9" (2.82m x 2.67m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM FOUR

6' 5" x 8' 2" (1.98m x 2.5m) With fitted carpet, radiator, uPVC double glazed window.

BATHROOM

6' 5" x 6' 5" (1.98m x 1.96m) Comprising low level WC, wash hand basin, bath with shower over including screen, partially tiled walls, uPVC double glazed obscure window.



EXTERNAL

Off road parking is via a double block paved driveway to the front along with a lawn garden with pathways to either side of the house leading to the rear. A south-west facing rear garden is child friendly, fully enclosed, not overlooked and has a mix of paved patio and lawn overlooking the River Tame.



ADDITIONAL INFO

TENURE: Freehold - 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 – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.