



ALL. TOGETHER. BETTER.

Brook Lane, Dobcross, Saddleworth £400,000









🍋 3 🚰 2 🚍 1





With expansive gardens and well proportioned room sizes throughout is this semi detached property in Dobcross. Situated over four floors internally and with plenty of scope to modernise and alter the layout to create open plan living. Ample parking is available with a driveway for 3 cars along with a separate double garage. **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs Α (92-100)В (81 - 91)C (69-80) D (55-68) E (39-54) F (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

Uppermill Office

35 High Street Uppermill, Saddleworth OL3 6HS Monday – Friday. 9am – 5pm Saturday. 10am – 3 pm uppermill@kirkham-property.co.uk t: 01457 810 076 f: 01457 810 222 Out of hours telephone service Monday – Thursday 8:30am – 7pm Friday – 8:30am – 5pm Saturday – Sunday 10am – 3pm