



11 High Vale Close Oldham, OL8 4AZ

Introducing a stunning, modern three-bedroom semi-detached home, perfectly situated just off Chamber Road which is within walking distance of the prestigious Hulme Grammar School. Boasting a double driveway and a beautifully designed rear garden, this property offers a perfect blend of contemporary living and convenience. Step inside to discover an inviting entrance hall with storage and a stylish guest W/C. The lounge provides a cozy retreat, while the open-plan living/dining/kitchen area features state-of-the-art appliances and sleek finishes, seamlessly extending to the rear garden—ideal for both entertaining and relaxing. The first floor hosts three well-appointed bedrooms, including a luxurious master with an en-suite, and a modern family bathroom. The rear garden is a blank canvas, ready for you to create your dream outdoor space. With 5 years remaining on the NHBC certificate, this home ensures peace of mind and a future-proof investment. The prime location offers a wealth of amenities, including . Enjoy the convenience of nearby shops, supermarkets, and a short 5-10 minute drive to Oldham town centre. Experience contemporary living at its finest in this exceptional home.



3 bedrooms

Driveway for 2 cars

Master En Suite

Guest W/C

£279,950

Modern fitted living / kitchen / diner

Modern development (2018)

Garden to the rear

Fitted family bathroom

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£279,950

Entrance Hall 18' 0" x 6' 8" (5.49m x 2.04m)

Storage cupboard ideal for cloaks. W/C. Stairs to the first floor accommodation.

Lounge 14' 2" x 10' 2" (4.32m x 3.11m)

To the front elevation.

Living/dining/kitchen 11' 11" x 17' 3" (3.63m x 5.25m)

Ideal family living space with ample space for a sofa by the French doors, a dining table and fitted kitchen. The kitchen is fitted with grey gloss base and wall cabinets complete with integrated oven, hob, extractor fan, fridge/freezer and boiler.

W/c 5' 6" x 2' 10" (1.68m x 0.86m)

Pedestal wash hand basin, low level W/C.

Bedroom 1 11' 5" x 10' 2" (3.47m x 3.11m)

To the rear elevation. Ensuite.

Ensuite 4' 4" x 9' 3" (1.32m x 2.82m)

Shower cubicle, pedestal wash hand basin, low level W/C. Modern tiles to the walls.

Bedroom 2 10' 1" x 10' 2" (3.07m x 3.11m)

To the front elevation

Bedroom 3 7' 8" x 6' 8" (2.33m x 2.03m)

Currently being used as a dressing room, this is a great third single bedroom.

Family Bathroom 5' 5" x 6' 7" (1.66m x 2.00m)

Three piece bathroom suite comprising; panel bath with shower above and glass screen, half pedestal wash hand basin, low level W/C.

Rear Garden

Safe contained rear garden. Patio area and lawned area with additional smaller patio zones at the bottom of the garden, A blank canvass for anyone wanting to develop this into a tranquil outdoor zone in time for the summer.

EPC

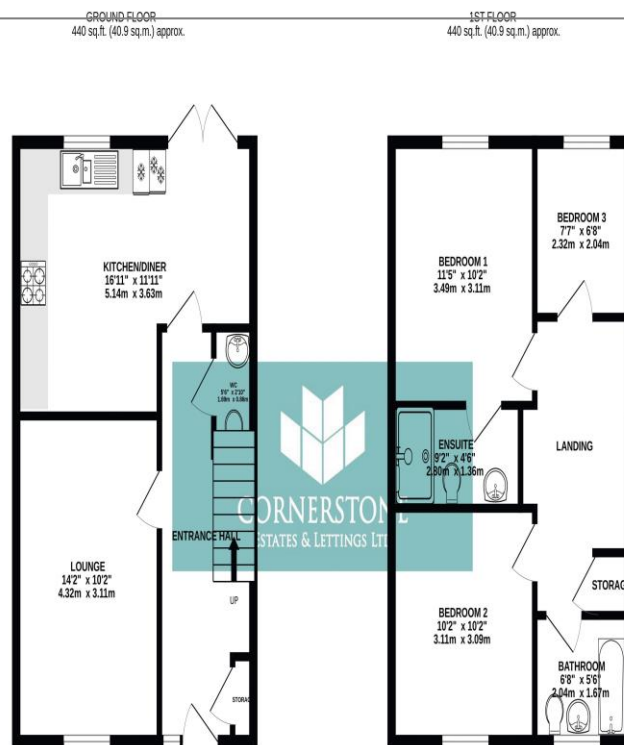
Band B

Tenure

Leasehold with 244 years remaining £150 per year ground rent

Financial advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.
Made with Metropix (2023)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

11, High Vale Close
OLDHAM
OL8 4AZ

Energy rating

B

Valid until:

19 February 2028

Certificate
number:

8578-7232-5050-9030-
4922

Property type Semi-detached house

Total floor area 85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		