



9 Castlemere Drive Oldham. OL2 8TQ

STUNNING 4 bedroom Executive Detached property in Shaw. This lovely home is nestled in a quiet cul-de-sac with picturesque countryside views. Perfect for families, this property is within walking distance of several well-regarded primary schools and close to Crompton House Secondary School. Stepping inside, you'll find a welcoming entrance hall, a convenient downstairs WC, a modern kitchen, a useful utility room, a bright dining area, and a spacious lounge. The house offers four generously sized bedrooms, including a master with an en-suite, and a contemporary family bathroom. The property features stylish and elegant décor throughout. The outdoor space includes a large, private rear garden with a patio, a lawn, and a summer house. At the front, a block-paved driveway provides ample parking for multiple vehicles, leading to an attached garage. Early viewing is recommended.

4 bedrooms

2 reception rooms

Garage

Summer house

Bespoke kitchen

Manicured gardens

Summer house

2 bathrooms

£409,950

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Lounge 17' 2" x 11' 9" (5.22m x 3.59m)

Bright spacious lounge open to dining room making this ideal for entertaining. Feature fireplace.

Dining Room 10' 4" x 7' 1" (3.16m x 2.17m)

Located just off the kitchen, this room also has patio doors to the rear garden.

Kitchen 13' 3" x 10' 0" (4.05m x 3.06m)

This bespoke kitchen has a contemporary design and is finished with granite worktops. Well stocked with integrated appliances including fridge/freezer, larder store, oven and microwave and plate warmer, 5 burner induction hob and extractor fan.

Utility room 5' 3" x 8' 4" (1.59m x 2.55m)

plumbed for automatic washing machine and room for tumble dryer. Decorative radiator and door to the rear garden.

Entrance Hall 9' 3" x 7' 0" (2.83m x 2.14m)

Impressive entrance to the home. Rock door. Oak banister and oak doors. Kerndean flooring. Door to kitchen, w/c and lounge.

w/c 6' 11" x 2' 11" (2.11m x 0.89m)

Ideal guest w/c with vanity wash hand basin, small window and decorative radiator.

Master bedroom 10' 10" x 11' 4" (3.31m x 3.64m)

With en-suite

En-suite 3' 11" x 6' 11" (1.19m x 2.12m)

Shower cubicle, w/c vanity wash basin.

Bedroom 2 9' 10" x 8' 10" (3.00m x 2.68m)

Bedroom 3 6' 9" x 10' 5" (2.06m x 3.17m)

Bedroom 4 6' 3" x 6' 10" (1.90m x 2.08m)

Currently being used as a home office this single bedroom is to the side elevation.

Family Bathroom

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

Front garden

Impressive sweeping block paved driveway leading to the garage and main entrance. Lawned garden with mature plants and trees.

Rear Garden

Ideal for entertaining, this rear garden has a Yorkstone paved patio, steps leading to the lawned area and a further patio to the rear of the garden which boasts a summerhouse which could be used as a space to relax, for hobbies or as a home office.

Tenure

We are advised this is Leasehold with 955 years remaining and £60 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.



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)

9 Castlemere Drive Shaw OLDHAM OL2 8TQ	Energy rating	Valid until:	1 April 2033
	D	Certificate number:	0480-2159-9070-2877-2045

Property type	Detached house
Total floor area	103 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 D. It has the potential to be B.

[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		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		