



## East Dene 45 Chamber Road Oldham, OL2 7AR

Occupying a desirable corner plot, this exceptional four-bedroom home blends historical charm with modern conveniences, creating a distinctive and stylish living space. Featuring elegant details inspired by the renowned artist Mackintosh, the property has been thoughtfully and sympathetically designed to retain its character while offering modern comforts. Upon entering through the front porch, you are welcomed into a spacious hallway. To the left, you'll find a versatile dining room/sitting room, while to the rear, a bright and airy lounge features French doors opening onto the south-facing garden, perfect for enjoying the stunning views. The fully fitted kitchen is complemented by a boot room with a working utility area, formerly the scullery, as well as a convenient guest WC and access to a useful cellar. A conservatory to the side of the home provides an additional sitting room or dining space. Upstairs, there are three generous double bedrooms, a fourth single bedroom, and a bespoke, period-inspired four-piece bathroom complete with a luxurious slipper bath. The private rear garden offers multiple seating areas to take in the far-reaching views, providing the perfect outdoor retreat. Located within walking distance of Shaw town centre, the Metrolink station, and well-regarded schools.

**4 bedrooms**

**Views to the rear**

**Period features**

**Utility room**

**3 reception rooms**

**Fully fitted kitchen**

**Luxurious bathroom**

**Conservatory**

**£349,950**

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## Lounge 15' 0" x 11' 10" (4.57m x 3.61m)

Located to the rear of the house with the most amazing views of open farmland, patio doors, fitted carpet, radiator, multi fuel burning stove set in chimney breast, cupboards and shelving in alcove, coving, picture rail, sliding patio doors to rear.

## Kitchen 11' 10" x 8' 10" (3.61m x 2.69m)

This room has space to eat, fitted with a quality range of matching wall and base units with work top space over, resin sink unit, integrated fridge, range cooker with 5 ring hob and double ovens, extractor hood built nestled in the archway, Karndean flooring, double glazed window to rear, views.

## Front Porch

Sliding door to porch, tiled flooring and glass floor to lite the cellar, space for shoes, coats etc, stunning period door leads to hall.

## Entrance Hall 10' 0" x 7' 10" (3.05m x 2.39m)

Beautiful hallway with "Mackintosh" style doors, balustrade, coving to ceiling, fitted carpet, radiator, stairs.

## Morning / Dining Room 13' 6" x 12' 10" (4.11m x 3.91m)

Another gorgeous room of good proportion, can be used for a variety of purposes, currently a sitting room/office/dining room, Lin Crusta above picture rail, coving, ceiling rose, wall lights, fitted carpet, radiator, stunning period fireplace with inset electric fire, double glazed bay window to front.

## Garden Room 12' 10" x 7' 11" (3.91m x 2.41m)

Lovely room with vinyl strip flooring, radiator, views, door to garden.

## Lobby 3' 9" x 3' 5" (1.14m x 1.04m)

Quarry tiled flooring, door to

## Guest w/c 3' 2" x 4' 7" (0.97m x 1.4m)

Two piece coloured suite comprising low flush w.c. and wash hand basin, quarry tiled flooring, single glazed window.

## Utility room

Was previously the Scullery in 1920's and still retains much of the charm of the period. Plumbed for automatic washing machine, space for dryer, Belfast sink, storage cupboards.

Combi Boiler. Original leaded corner window and original tiles to the walls.

## Family Bathroom 13' 3" x 8' 0" (4.04m x 2.44m)

Impressive room fitted with a four piece luxury period suite comprising free standing ball and claw foot bath with shower cradle over, wash hand basin, low flush w.c. and shower cubicle, heated towel rail, vinyl flooring, 2 double glazed windows.

## Bedroom 1 13' 7" x 12' 10" (4.14m x 3.91m)

Another lovely room with fitted carpet, radiator, power points, coving, ample space for furniture, double glazed bay window to front, ( ideal area for dressing table).

## Bedroom 2 15' 0" x 11' 10" (4.57m x 3.61m)

Double bedroom located to the rear with those amazing views, fitted carpet, radiator, cast iron fireplace, alcove drawer and open cupboard, double glazed window.

## Bedroom 3 11' 10" x 9' 0" (3.61m x 2.74m)

Located to the rear with views, cast iron fireplace, radiator, power points, fitted carpet, coving, double glazed window.

## Bedroom 4 9' 7" x 8' 0" (2.92m x 2.44m)

Located to the front this is the smallest bedroom ideal for an office/nursery etc, fitted carpet, radiator, power points, single glazed leaded window.



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)

|  |                           |   |
|--|---------------------------|---|
| 45 Chamber Road<br>Shaw<br>OLDHAM<br>OL2 7AR | Energy rating<br><b>D</b> | Valid until: <b>27 May 2034</b>                     |
|  |                           | Certificate number: <b>0121-3038-4205-1204-4200</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 146 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 C.

[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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 80 C      |
| 55-68 | <b>D</b>      | 65 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |