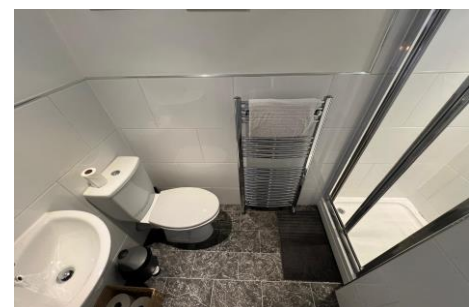




29 Cliff Hill Road Oldham. OL2 8DE

Set among trees and rolling hills, this unique four-bedroom home spans three levels, offering flexible living for a growing family. The ground floor features a bedroom with en suite currently being used as a second sitting room/ cinema, plus access to the integral garage and laundry area. On the first floor, enjoy stunning countryside views from the lounge, which leads to the dining room, kitchen, and rear patio. Two additional bedrooms and a modern family bathroom are also on this level. The top floor hosts a spacious main bedroom with room for a study and sitting area. Outside, the landscaped, low-maintenance garden is ideal for entertaining, with tiered levels, decking, Indian stone, and space for a hot tub. Beautifully presented and thoughtfully designed — the perfect family home in a tranquil setting.



4 bedrooms

Garage

Ground floor bedroom/office/reception room

Modern fitted kitchen

£330,000

Set over 3 floors

Landscaped gardens

En suite bathroom

Beautifully situated street

29 Cliff Hill Road

Oldham, OL2 8DE

£330,000

Entrance Hall

Enter through the Rock door to the hall. Storage for cloaks. Door to integral garage. Door to bedroom 1 / 2nd lounge. Stairs ot the first floor accommodation.

Bedroom 1 13' 4" x 12' 0" (4.06m x 3.65m)

This room is positioned on the ground floor for versatility and convenience. Currently being used as a movie room, it can also be a main bedroom or home office and has an en-suite.

En-suite 7' 5" x 6' 5" (2.27m x 1.95m)

Shower cubicle, wash basin, w/c. Storage cupboard.

First Floor Landing 8' 2" x 6' 6" (2.49m x 1.98m)

Lounge 15' 9" x 12' 0" (4.80m x 3.66m)

On the first floor, this room takes in the views of the hills across the street where deer are often sighted. Door to the dining room.

Dining Room 12' 6" x 9' 1" (3.82m x 2.78m)

Open to the kitchen. Doors to the rear patio. Stairs to the second floor.

Kitchen 8' 3" x 10' 7" (2.52m x 3.23m)

Cream shaker style kitchen cabinets with black worktops. Integrated double oven, gas hob, extractor fan, and dishwasher. Space for American style fridge freezer.

Bedroom 3 11' 3" x 8' 7" (3.42m x 2.61m)

Large bedroom to the front elevation.

Bedroom 4 11' 3" x 8' 7" (3.42m x 2.61m)

To the rear elevation

Family Bathroom 5' 5" x 8' 7" (1.65m x 2.61m)

P shaped bath with shower above and glass screen pedestal wash hand basin w/c. Tile walls and flooring.

Bedroom 2 13' 11" x 17' 5" (4.23m x 5.32m)

In the loft this bedroom is spacious enough to comfortably house a king size bed, 2 desks and a sofa. 2 skylight windows. Laminate flooring. Eaves storage

Garage 19' 9" x 8' 3" (6.01m x 2.51m)

Laundry to the back of the garage plumbed for automatic washing machine and space for a tumble dryer. Sink. Garage has electricity and light. Combi boiler

Front garden

The front garden has been landscaped to ensure low maintenance and ease of access to the property. Driveway leads to the garage.

Rear Garden

Decked patio ideal for dining. Indian stone paved garden with space for hot tub. The garden has been landscaped to make use of the elevated bank with retaining walls and draining. Outside tap and electrical sockets.

EPC

Grade C

Council tax

Band C



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)

29, Cliff Hill Road
Shaw
OLDHAM
OL2 8DE

Energy rating

D

Valid until:

3 September 2025

Certificate number:

8104-8823-4829-9207-6153

Property type

Semi-detached house

Total floor area

129 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		