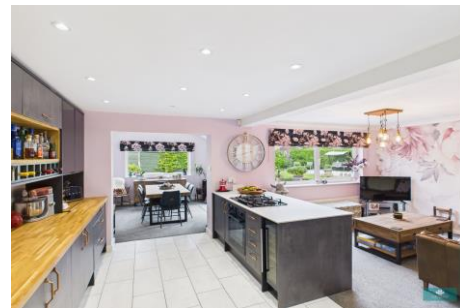




20 Harden Hills Oldham, OL2 8TH

The heart of this home is the impressive open plan living, dining, and kitchen area. The bespoke kitchen features a central island, integrated appliances, and cleverly designed hidden sink and wash facilities, ensuring both practicality and elegance. French doors open from the dining area onto the rear garden. A grand lounge, filled with natural light from dual-aspect windows. The ground floor includes a spacious hallway, guest WC, and a double integral garage. Upstairs, the master suite boasts a luxurious modern en-suite. A fourth bedroom and a stylish family bathroom complete the accommodation. Externally, the striking frontage offers superb kerb appeal, with a sweeping driveway. To the rear, a beautifully landscaped garden, featuring a large Indian stone patio, alongside a well-kept lawn. The property is not overlooked and enjoys open views across the moors.



4 bed detached

Landscaped gardens

3 bathrooms

Open plan living/dining/kitchen

Large lounge

Double garage

Parking for several cars

Bespoke kitchen

£675,000

20 Harden Hills

Oldham, OL2 8TH

£675,000

Entrance Porch 5' 7" x 4' 8" (1.69m x 1.41m)

Entrance Hall 15' 1" x 6' 5" (4.61m x 1.96m)

Guest W/C 3' 3" x 7' 2" (0.98m x 2.18m)

W/C and vanity wash basin. Beautifully tiled walls and floor in timeless white. Light tunnel adds natural light.

Kitchen living area 20' 11" x 10' 10" (6.37m x 3.29m)

Bespoke kitchen made for those who enjoy entertaining and cooking. Bank of base and wall cabinets run along the wall and feature butchers block worktops and glass drinks cabinet, open storage and eye level oven and microwave. Nestled in the corner is the clean area where you can keep your washing up hidden from site. This also has integrated dishwasher and fridge/freezer. On the central island we have the wine cooler, another oven and a 5 burner gas hob. This well thought out kitchen also houses a pull out larder unit. Open to the living area and dining room.

Dining Room 10' 4" x 11' 10" (3.16m x 3.61m)

The dining room flows from the kitchen and has dual aspect windows. French doors lead to the garden.

Lounge 15' 11" x 22' 0" (4.84m x 6.71m)

A substantial main living room, beautifully presented and ideal for both relaxation and social occasions. Light floods through the dual aspect windows, the bay window overlooking the garden. Log burner effect fire (the original true log burner is still available)

Master bedroom 13' 0" x 11' 0" (3.97m x 3.35m)

With fitted wardrobes and matching furniture. Door to en suite

En-suite 7' 6" x 5' 11" (2.29m x 1.80m)

Wall mounted w/c and vanity wash hand basin with light up mirror above. Walk in shower. Subway style tiles.

Bedroom 2 11' 5" x 9' 10" (3.48m x 3m)

Bedroom 3 8' 0" x 11' 1" (2.45m x 3.39m)

Fitted sliding door wardrobes. Views over the moors

Bedroom 4 8' 11" x 7' 10" (2.73m x 2.39m)

Family Bathroom 7' 3" x 5' 7" (2.20m x 1.70m)

P shaped bath with shower above and glass screen. Half pedestal wash basin. Low level w/c. Tiled walls and flooring.

Front

Driveway for several cars leading to the double garage with further space to the side and double gates that can be opened further and lead to the garden. Hedges for privacy

Garage

Double garage with electronic up and over door. Light and electricity points. Plumbed for automatic washing machine.



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)

20, Harden Hills
Shaw
OLDHAM
OL2 8TH

Energy rating

D

Valid until:

8 October 2028

Certificate number:

8338-7720-6539-8038-1906

Property type

Detached house

Total floor area

138 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+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		