



8 Maythorne Close Oldham. OL4 2SZ

An Elegant Executive Home in a Prestigious Redrow Heritage Development

Built in 2018, this exceptional four-bedroom detached residence combines timeless Redrow Heritage design with contemporary style. The home features a welcoming hall, formal lounge, and an impressive open-plan dining kitchen with integrated appliances, utility room, and guest cloakroom. Upstairs, the principal bedroom benefits from a luxurious en-suite, with three further bedrooms served by a stylish family bathroom. Externally, a driveway and garage sit to the front, while the landscaped rear garden offers a stone patio, artificial lawn, and planted borders. Presented to show-home standard and finished to an exacting quality, this freehold property is ready to move into.



4 bedrooms

Freehold

Landscaped gardens

Utility

£429,950

Detached home

Master en-suite

Bespoke fitted bathroom

Modern dining kitchen

8 Maythorne Close

Oldham, OL4 2SZ

£429,950

Entrance Hall 9' 11" x 6' 6" (3.01m x 1.97m)

Stairs to first floor. Under stairs storage.

Lounge 16' 2" x 10' 8" (4.92m x 3.25m)

Bay window. Luxury vinyl flooring.

Dining kitchen 12' 1" x 20' 11" (3.68m x 6.38m)

Modern fitted kitchen in two tone cabinets. Integrated oven, microwave, hob, extractor fan, and dishwasher. Patio doors link the dining area to the garden. Door to utility room.

Utility room 7' 6" x 5' 8" (2.29m x 1.73m)

Plumbed for automatic washing machine and space for tumble dryer. Base and wall cabinets. Door to rear garden and w/c.

W/c 3' 1" x 5' 10" (0.95m x 1.77m)

W/c. wall mounted wash basin.

Master bedroom 16' 7" x 10' 8" (5.06m x 3.26m)

Bay window. Door to en-suite.

En-suite 4' 2" x 6' 6" (1.28m x 1.98m)

Shower cubicle, vanity wash basin, low level w/c. Under floor heating.

Bedroom 2 13' 11" x 9' 3" (4.25m x 2.83m)

Bedroom 3 11' 11" x 10' 4" (3.62m x 3.14m)

Bedroom 4 10' 1" x 9' 5" (3.08m x 2.87m)

Currently being used as a home office, this is equally a spacious bedroom.

Family Bathroom 7' 10" x 6' 9" (2.38m x 2.07m)

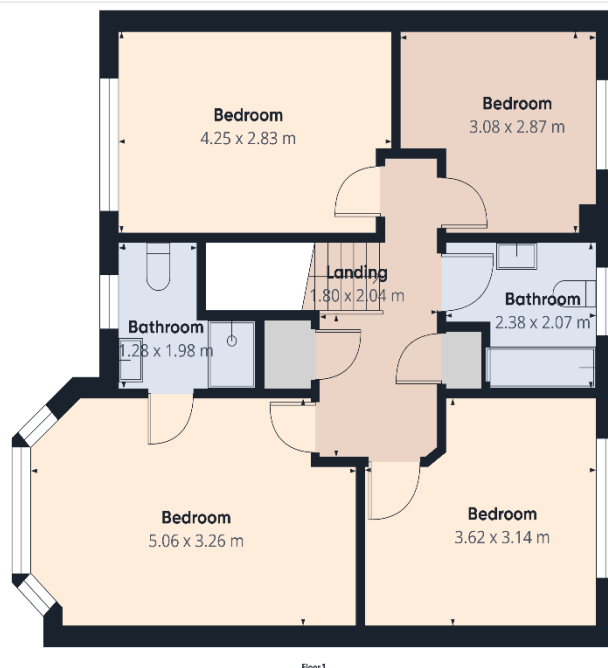
Stunning bespoke fitted bathroom. Panel bath with shower above and glass screen. Floating vanity wash basin in pink with matching storage cabinet and decorative radiator. Finished with Terazzo porcelain tiles to the walls and floors. Under floor heating

First Floor Landing

Airing cupboard and linen cupboard. Access to the boarded loft via pull down stairs.

Rear Garden

Stunning landscaped garden for entertaining or relaxing.



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)

8, Maythorne Close
OLDHAM
OL4 2SZ

Energy rating

B

Valid until:

3 May 2027

Certificate number:

0848-8036-7375-5413-5950

Property type

Detached house

Total floor area

122 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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		