



23 Brellafield Drive Oldham, OL2 7PS

Occupying a rare spot at the very end of a quiet road, this true detached bungalow enjoys open views over farmers' fields directly beyond the garden. A low hedge and gate provide access to the fields, ideal for dog owners, walkers, or those who enjoy a welcoming community feel. Country lanes and walks are right on the doorstep, yet the property is also conveniently close to Crompton Park and local amenities.

Inside, the home offers three well-proportioned double bedrooms and a fitted bathroom. The spacious sunshine lounge is a standout feature, with patio doors opening onto the beautifully maintained gardens and relaxing seating area. A fitted kitchen with a large pantry/storage cupboard adds both practicality and charm.



3 double bedrooms

Overlooking open fields

True bungalow

Off street parking

Fitted bathroom

Well manicured gardens

Large sunshine lounge

Large fitted kitchen

£459,950

Entrance Hall 12' 4" x 5' 6" (3.75m x 1.67m)
large bright entry with storage. Entrance to lounge, bathroom and bedrooms.

Lounge 21' 3" x 13' 4" (6.47m x 4.06m)
Large sunshine room with patio doors to the rear that open to the rear garden and views beyond.

Kitchen/Diner 11' 11" x 14' 11" (3.62m x 4.55m)
Large kitchen with dual aspect windows, one overlooking the views over fields. White base and wall cabinets with contrasting worktops and task lighting. Integrated double oven, hob and extractor fan. Pantry. Door to driveway.

Bedroom 1 10' 5" x 12' 10" (3.17m x 3.90m)
Overlooking open fields with a beautiful copse of trees.

Bedroom 2 11' 6" x 9' 5" (3.50m x 2.86m)
Fitted storage / wardrobe

Bedroom 3 8' 6" x 14' 5" (2.60m x 4.40m)
Double bedroom currently being used as an office, also overlooking open fields and trees.

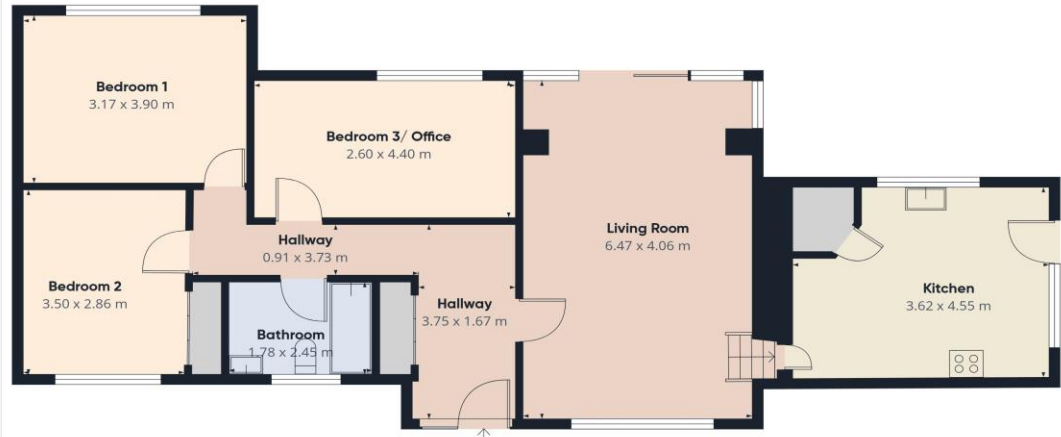
Bathroom 5' 10" x 8' 0" (1.78m x 2.45m)
Timeless white bathroom suite. Panel bath with shower above and glass screen, w/c, wash basin. Tiled walls. Chrome heated towel rail.

Rear Garden
Immaculate gardens, ideal for relaxing or entertaining. Patio with timber built shed, lawned area. hedges for privacy and a gate which leads out to the fields beyond - perfect for those with pets.

Council Tax
Band D

EPC
Grade C

Tenure
Leasehold with a peppercorn rent and 934 years remaining.



Approximate total area⁽¹⁾
93.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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)

23 Brellafield Drive
Shaw
OLDHAM
OL2 7PS

Energy rating

C

Valid until:

30 August 2033

Certificate number:

9747-4028-2020-2086-0292

Property type

Detached bungalow

Total floor area

97 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 C. 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		