



## 22 Millbrook Close Shaw, OL2 8QA

This impressive executive detached home offers modern family living in a peaceful cul-de-sac setting with stunning countryside views. The ground floor features an inviting entrance hall, spacious lounge, and a newly fitted sleek white gloss kitchen with integrated appliances, LED lighting, and a serving hatch to the dining room. The dining room opens out to the rear garden through patio doors, and there is also a convenient ground-floor WC. Upstairs, there are four bedrooms, including a master bedroom with fitted wardrobes and a stylish new ensuite shower room cleverly concealed behind wardrobe doors. A contemporary family bathroom completes the first floor.

**4 bedrooms**

**Beautiful modern kitchen**

**2 reception rooms**

**Master en suite**

**Fitted Bedrooms**

**Garage**

**Downstairs w/c**

**Desirable location**

**££449,950**

## Entrance Hall

Providing access to all ground floor rooms and a storage cupboard. Stairs to first floor accommodation.

## Lounge 17' 6" x 10' 6" (5.33m x 3.19m)

Large lounge with dual aspect windows.

## Kitchen 9' 1" x 15' 11" (2.77m x 4.86m)

Large kitchen with dual aspect windows. Newly fitted sleek white cabinets with granite worktops all finished off with LED lighting under wall cabinets and in door recesses for that bespoke look. Integrated double oven, hob, dishwasher, fridge freezer and washing machine. With careful thought to use of space and ease of use there are drawers to save you bending and corner carousels.

## Dining Room 8' 0" x 8' 6" (2.43m x 2.59m)

Dining room has a serving hatch to link it to the kitchen, ideal for entertaining. Patio doors lead to the rear garden.

## W/C 5' 11" x 3' 4" (1.81m x 1.02m)

W/C and wash basin. Tiled walls.

## Bedroom 1 9' 3" x 12' 7" (2.83m x 3.84m)

Master bedroom with fitted wardrobes which cleverly conceal the entrance to the en suite shower room. Matching dressing table.

## En-suite 9' 3" x 3' 11" (2.82m x 1.19m)

Newly fitted modern shower room. Walk in shower with dual heads, floating vanity wash basin and w/c. Chrome heated towel rail. Contemporary tiled walls

## Bedroom 2 9' 3" x 13' 6" (2.83m x 4.12m)

Double bedroom with fitted wardrobes

## Bedroom 3 6' 6" x 13' 4" (1.97m x 4.07m)

With fitted wardrobes/storage

## Bedroom 4 7' 11" x 8' 8" (2.42m x 2.65m)

Recently used as a study, this is a good sized single bedroom.

## Family Bathroom 7' 11" x 5' 6" (2.41m x 1.68m)

Panel bath with mixer taps, W/C pedestal wash basin. Tiled walls. Radiator.

## Garage 9' 1" x 20' 0" (2.76m x 6.09m)

Large garage with up and over door to the front and a rear exit door. Lighting and electricity.

## Tenure

Leasehold with 671 years remaining and unknown ground rent.

## EPC

Grade C

## Council Tax

Band E



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)

22 Millbrook Close  
Shaw  
OLDHAM  
OL2 8QA

Energy rating

C

Valid until:

12 October 2035

Certificate number: 7590-0377-0122-2508-3053

Property type

Detached house

Total floor area

111 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 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

