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Bobbin Cottage 2 Shepherds Green Oldham, OL3 7NS

This beautiful 4-bedroom weavers cottage, set over three floors, has been finished with impeccable taste. It will undoubtedly appeal to those with an appreciation for timeless style and attention to detail. From the front French doors, you're welcomed into a spacious openplan living, dining, and kitchen area — featuring a real log burner and underfloor heating. To the rear, a practical foyer provides an additional entryway with access to the staircase, utility room, and guest W/C. The first floor offers two generous double bedrooms and a beautifully appointed four-piece bathroom. On the second floor, you'll find the master bedroom with en-suite shower room, along with a further bedroom currently used as a living room. Externally, the property enjoys a private rear courtyard with a garage, store, and parking. To the front beyond the garden is a charming fenced paddock-style garden, providing a useful outdoor space.

4 bedrooms

Open plan living

Utility Room

4 piece bathroom

Master en suite

Traditional kitchen

3 storeys

Parking

£675,000

£675,000

Rear foyer 7' 1" x 10' 5" (2.15m x 3.17m)

Grand entryway with 3 steps down to the living accommodation and 2 windows. Ideal space to remove boots and cloaks etc. Tile flooring

Living room / kitchen 14' 10" x 19' 5" (4.52m x 5.92m)

Stunning reception, lounge area with French doors to the outside and log burner. Open to the navy blue shaker style kitchen with wood worktops and Belfast sink. Inset range cooker. Free standing island / breakfast bar. Tile flooring with under floor heating. Wood beams to the ceiling.

Utility room 7' 3" x 6' 11" (2.22m x 2.11m)

White base and wall cabinets, stainless steel sink and drainer. Large broom cupboard. Space for washing machine. Door to guest w/c. Boiler.

W/C 6' 9" x 3' 5" (2.07m x 1.05m)

W/c and vanity Wash basin. Tile flooring.

Bedroom 3 15' 5" x 10' 10" (4.7m x 3.31m)

To the front elevation.

Bedroom 4 10' 8" x 10' 5" (3.26m x 3.17m)

To the front elevation with dual aspect windows. Currently being used as a dressing room / walk in wardrobe.

First Floor Landing 12' 8" x 7' 1" (3.86m x 2.17m)

Large airing cupboard with water tank and shelves for linen storage.

Family Bathroom 8' 9" x 9' 0" (2.67m x 2.74m)

Grand 4 piece bathroom with 2 windows. Free standing bath tub with accompanying floor standing mixer taps. Half pedestal wash basin. Floating w/c. Shower cubicle. Chrome heated towel rail.

Bedroom 2 10' 4" x 21' 6" (3.14m x 6.55m)

ON the second floor, this large bedroom is currently being used as a living room and has 2 windows to the front aspect and a side window with lovely views over countryside.

Master bedroom 13' 3" x 11' 4" (4.05m x 3.45m)

ON the second floor to the rear this double bedroom has an en suite shower room.

En-suite 8' 10" x 5' 1" (2.70m x 1.56m)

Double shower cubicle, built in w/c and wash basin. Mirror wall well lit and inset storage. Tiled walls and floor. Chrome heated towel rail.

Garage

Garage with up and over electronic door. Additional storage room to the side with a separate door.

Front garden

Beautiful landscaped garden with paved patio and artificial grass along with planted borders. The front gate is lockable.

Paddock / garden

Additional fenced paddock or garden to the front is combined with next doors where there is an existing agreement. (Can be purchased in it's entirety) Septic tank.



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 th 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)

2 Shepherds Green
Greenfield
OLDHAM
OL3 7NS

Energy rating
C

Valid until: 5 March 2033

Certificate number: 7400-1575-0822-4209-3773

Property type Mid-terrace house

Total floor area 142 square metres

Rules on letting this property

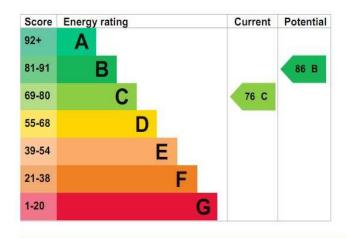
Properties can be let if they have an energy rating from A to E.

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).

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