



CORNERSTONE
ESTATES & LETTINGS LTD

39 Cowlshaw
Oldham OL2 7BX

**Offers in Excess of
£299,000**

SUMMARY

Secluded spot
Fantastic views
Conservatory
Detached Garage
Gardens to all aspects
3 double bedrooms
Fitted dining kitchen
Large bathroom



MAIN ADVERT

Individually designed double fronted 3 bedroom detached family home sat in a secluded spot with views over open farmland. This well proportioned and carefully arranged property briefly comprises, to the ground floor; Entrance porch, entrance hall, with Lounge off to one side and the dining kitchen to the other. The conservatory to the rear of the dining room creates the perfect setting for entertaining. To the first floor is the large master bedroom, two further fitted bedrooms and a family bathroom with bath/shower/ jacuzzi/steam cabin. Externally this property benefits from a detached garage and private gardens to all sides. The property is located in Shaw, just a short walk from the Metrolink Tram Station providing ease of access to all Manchester City Centre amenities. Shaw is a thriving village close to Oldham and convenient to the M60 / M62 motorway links.



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Master bedroom 18' 1" x 12' 0" (5.52m x 3.66m)

Fantastic large bedroom with three windows covering 3 different aspects which takes in the views over the farmland. Would benefit from further improvement to create an en-suite.



Bedroom 2 9' 0" x 9' 1" (2.74m x 2.78m)

To the front elevation, this bedroom has fitted wardrobes and dressing table with a bridging unit above the bed for additional storage.

Bedroom 3 8' 10" x 7' 10" (2.69m x 2.38m)

To the rear elevation, this bedroom has fitted wardrobes, drawers and dressing table with a bridging unit above the bed for additional storage.

Family Bathroom 5' 10" x 9' 6" (1.79m x 2.89m)

Relax and unwind in the bath/ shower/ jacuzzi/ steam cabin. White wash hand basin, low level W/C. Wall mounted mirrored wall cabinet. Tiled flooring and walls. Chrome heated towel rail.

First Floor Landing

Airing cupboard with water tank and storage. Loft access.

Garage

Detached brick built garage with up and over door, lighting and electricity supply.



ACCOMMODATION

Lounge 18' 1" x 12' 0" (5.52m x 3.66m)

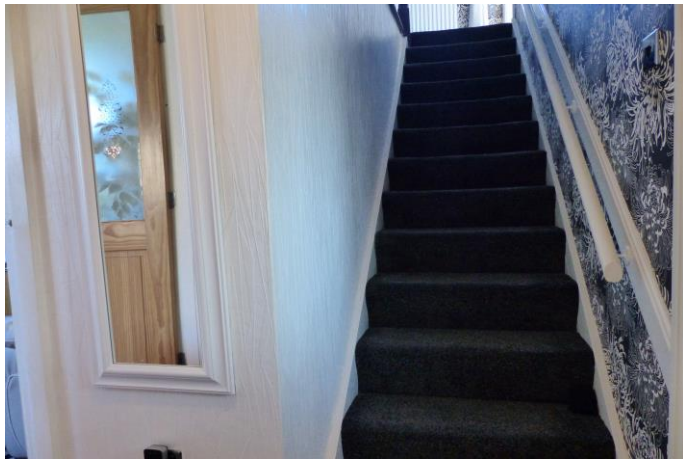
With four windows covering 3 different aspects of the gardens. 2 radiators.

Entrance Porch 3' 7" x 5' 0" (1.10m x 1.52m)

Welcome approach to the property and place for cloaks to hang. Glass Paneled PVC door

Entrance Hallway 5' 3" x 5' 1" (1.59m x 1.55m)

Providing access to the lounge and dining kitchen and stairs to the first floor accommodation. Radiator.



Kitchen Diner 18' 1" x 10' 2" (5.51m x 3.10m)

Perfect for entertaining, this kitchen is open to the dining room area with the conservatory beyond. Kitchen has modern wall and base cabinets with contrasting worktops and inset pelmet spotlights, complete with glass display cabinets. Integrated appliances include double oven, gas 5 burner hob inc. wok burner, extractor fan, one and a half bowl stainless steel sink and drainer, washing machine, fridge and freezer. Window to the front and side elevations. Utility storage cupboard and sliding doors to the conservatory.

Conservatory 10' 11" x 8' 10" (3.34m x 2.69m)

With windows to all sides, this lovely second reception room has a tilt and slide door which leads out to the rear patio and garden. Tiled flooring.



Externally

This property sits at the end of a lane which is solely accessed for this property and one other. Beautifully built stone wall with conifer trees provide privacy and seclusion. The front lawn is divided by a central path leading to the main entrance and echoing the double fronted design of the property. The lawn to the side has a raised deck area which leads to the patio and conservatory at the rear. The property is situated in a highly desirable location overlooking open farmland whilst being close enough to local amenities and local transport links.



Tenure

We are advised this is freehold, but confirmation should be sought from your solicitor

Council Tax

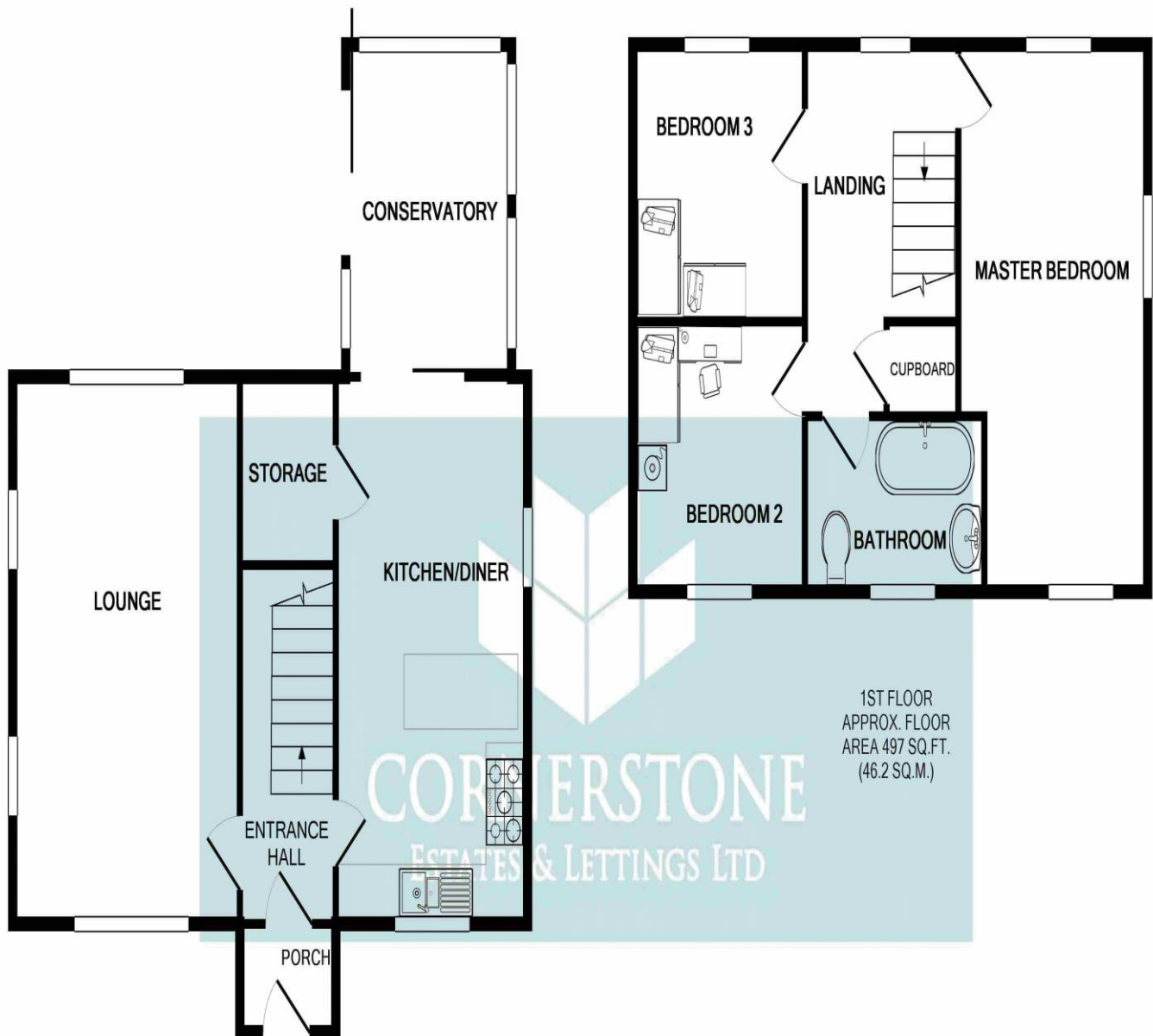
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Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.



FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.