



## **The Manor House Oldham Road, Oldham, OL4 4QJ**

**£425,000**

Welcome to The Manor House, this stone built property built in 1832 is steeped in history, has superb kerb appeal, and most importantly offers a wonderful home for a growing family! Packed with original features, the current owners have kept the character and wealth of of charm, whilst keeping the house modern and fresh.

Set back from the road, this imposing home has so much to offer. You are welcomed in through the stone covered entrance into the entrance hall, this space is flooded with natural light and is big enough to utilise the room for something more than just an entrance.

The lounge has two picture windows providing lovely views and a feature fireplace. Through to the dining room, this room has the most calming feel and comes complete with open real fire.

The fitted kitchen with Range style cooker complete the ground floor.

Upstairs are three excellent sized bedrooms two of which have fireplaces, and a larger than average four piece family bathroom. On the second floor is a master suite with a dressing area and en suite shower room.



# The Manor House Oldham Road

Springhead, Oldham, OL4 4QJ

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## Entrance Hall

Hardwood and etched glazed front door, door into the sitting room, door into the hallway.

## Hallway

Panelled staircase rising to the first floor, door taking you down to the cellar. Doors to the dining room and kitchen.

## Sitting Room

15'0" x 15'10" (4.57m x 4.83m)

Two windows to the front elevation with far reaching views. Feature fireplace.

## Dining Room

14'10" x 16'4" (4.52m x 4.98m)

Window to rear elevation. Feature fireplace with open real fire.

## Kitchen

15'2" x 11'6" (4.62m x 3.51m)

Window to side elevation. Fitted with a range of floor and wall mounted units with tiled worksurfaces over, ceramic sink with swan neck tap, Range style cooker, space for fridge freezer, built in glazed cupboards.

## Rear Porch

Cloaks cupboard, tiled floor, door into the kitchen.

## Landing

Stairs rising to the second floor, doors to bedrooms and bathroom.

## Bedroom 2

15'2" x 15'5" (4.63m x 4.70m)

Two windows to front elevation with far reaching views. Feature fireplace.

## Bedroom 3

14'8" x 15'6" (4.46m x 4.72m)

Mullioned window to the rear elevation. Feature fireplace.

## Bedroom 4

10'10" x 6'9" (3.30m x 2.06m)

Window to the front elevation with views.

## Family Bathroom

15'2" x 9'3" (4.62m x 2.82m)

Two windows to side elevation. Suite comprising of a panel bath, enclosed shower cubicle, vanity unit with inset sink, low level w.c. There is also plumbing for a washing machine, a built in cupboard housing the gas central heating boiler.

## Master Suite

21'9" x 22'6" (6.64m x 6.86m)

Three skylights & two windows to the side elevation. This fantastic space comprises of a dressing area, through to the bedroom that also has the added benefit of sitting area.

## En-suite

Enclosed shower cubicle, low level w.c and hand wash basin.

## Cellar

10'0" x 10'3" (3.04m x 3.13m)

Stone steps and shelves. Light and power.

## Externally

Sat proudly from the road, The Manor House sits in a good sized plot enclosed by stone walling and wrought iron fencing.

## Garage/ Workshop

14'10" x 20'8" (4.52m x 6.30m)

Four windows to front, Up and over door.

## Outhouse

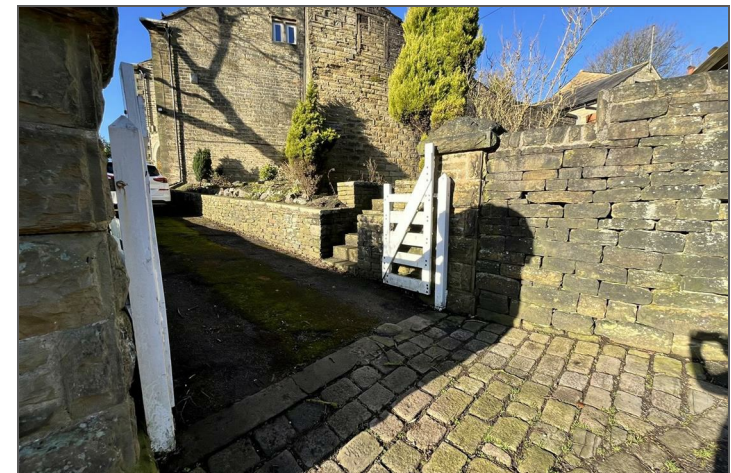
## Additional Information

Tenure: Freehold

EPC Rating: E - 45 - 70

Council Tax Band: E









## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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