

## Cross Keys, Oldham Road, Delph, Oldham

GRADE II LISTED | NEWLY RENOVATED | 4 BEDROOMS | 2 BATHROOMS | OPEN PLAN LIVING | DOUBLE GLAZING | UPVC DOUBLE GLAZING | REAR GARDEN & PATIO

**Asking Price: £425,000**



# Cross Keys, Oldham Road, Delph, Oldham

## DESCRIPTION

A great development of a Grade II listed building which dates back to early 1800's. Many residents will remember it being the Cross Keys Inn then changing to the Shanghai Wong Chinese restaurant before closing and falling into disrepair.

This historic building is currently be redeveloped and converted into 3 spacious family homes which will offer modern family living blended with original features such as beamed ceilings. This 2 Storey part of the building was constructed more recently but almost indistinguishable from the older part of the building from the outside.

The internal accommodation will comprise entrance hall with guest wc and cloak room, open plan living space with a fitted kitchen including island unit and integrated appliances, utility room. 4 Bedrooms with en-suite to master bedroom and family bathroom. The property benefits from gas central heating and Upvc double glazing.

(Appliances Included)

Oven and hob Built in microwave

Integrated dishwasher Integrated fridge/freezer

(Guest WC Fittings)

Villeroy and Boch Subway washbasin and vanity unit

Villeroy & Boch O.Novo WC

Solstice 60 LED illuminated mirror on black strap

Chrome plated towel warmer

(Bathroom Fittings)

Duravit washbasins and vanity units

Duravit WCs Hansgrohe taps and showers

Family bathroom has a bath and shower

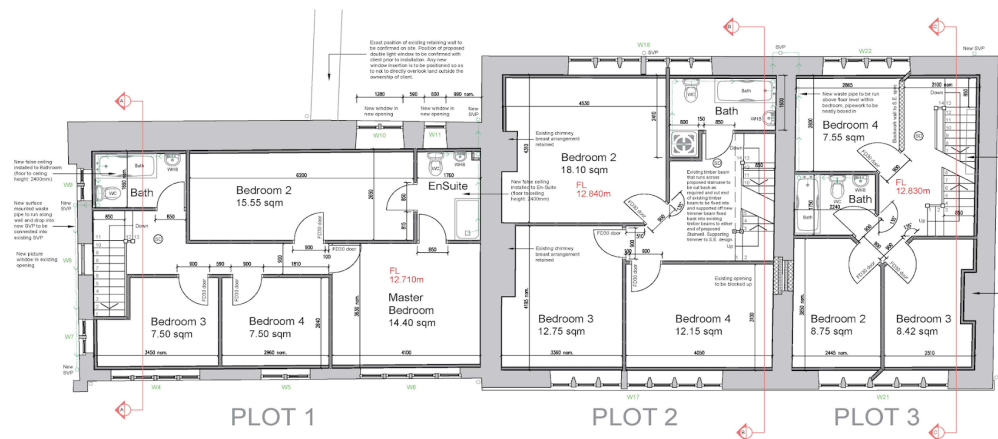
Chrome plated towel warmers

Expected to be completed towards the end of July No 1 Cross Keys is a chain free purchase which is available for a quick completion.

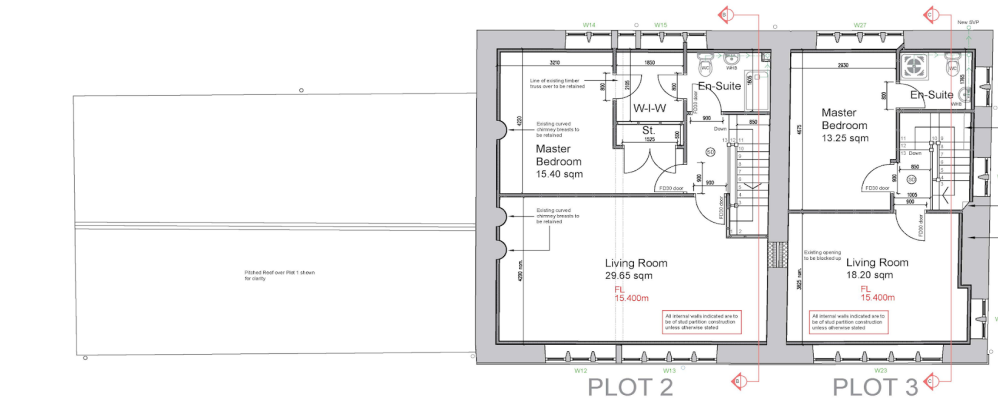
Scale: 1:50  
Notes:  
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10. The drawings are the property of Studio OLB and shall remain confidential.

PLOT 1 - GROSS INTERNAL AREA VALUES	
GROUND FLOOR -	67.70m²
FIRST FLOOR -	65.95m²
TOTAL -	133.65m²
(4 Bedroom / 6 Person - two storey dwelling)	
PLOT 2 - GROSS INTERNAL AREA VALUES (not including basement)	
GROUND FLOOR -	63.35m²
FIRST FLOOR -	61.85m²
SECOND FLOOR -	62.35m²
TOTAL -	187.55m²
(4 Bedroom / 6 Person - three storey dwelling)	
PLOT 3 - GROSS INTERNAL AREA VALUES	
GROUND FLOOR -	41.90m²
FIRST FLOOR -	41.25m²
SECOND FLOOR -	41.25m²
TOTAL -	124.40m²
(4 Bedroom / 5 Person - three storey dwelling)	

ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION DOCUMENT PROVIDED BY JOHN BARNES



First Floor Level as Proposed  
Scale @ 1:50



Second Floor Plan as Proposed  
Scale @ 1:50

No.	Date	Description	Issued by
A	23.11.2020	Drawing update to suit revised DJS layouts to Plots 1, 2 & 3. T&B base drawings	
B	24.11.2020	For Comment	
C	25.11.2020	Initial Base Drawing Issue	
D	04.12.2020	Construction Issue	
E	13.01.2021	Drawing Update	
F	27.01.2021	For Label Buildings	
G	17.02.2021	Drawing Update	
H	24.02.2021	Drawing Update	
J	26.02.2021	Drawing Update	
K	05.05.2021	Drawing Update	

FORMER SHANGHAI WONG RESTAURANT, OLDHAM ROAD, DELPH, OLDHAM  
CONVERSION FROM RESTAURANT TO 3NO. DWELLINGS

FIRST & SECOND FLOOR GA PLANS AS PROPOSED

Project Number	81847	Drawing Number	102
Date	05/05/2021	Revision	K
Drawn by	DM		
Checked by	OLB	Scale @ 1:50	as noted

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### OPENING HOURS

9am - 5pm Monday to Friday and  
10am-4pm Saturday



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