

HUNTERS®

HERE TO GET *you* THERE



Lower Fields Rise

Shaw, OL2 7QE

Price £599,995



- EXTENDED DETACHED FAMILY HOME
- 7 BEDROOMS
- 2 RECEPTION ROOMS
- GROUND FLOOR ENSUITE BEDROOM
- COUNTRYSIDE VIEWS

- CUL-DE-SAC LOCATION
- 4 BATHROOMS
- 2 KITCHENS
- DRIVE AND LARGE REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

Lower Fields Rise

Shaw, OL2 7QE

Price £599,995



Nestled in the tranquil cul-de-sac of Lower Fields Rise, Shaw, this impressive detached house offers a perfect blend of modern living and spacious comfort. Built in 1998, this new build property spans approximately 2,175 square feet, making it an ideal family home.

With seven bedrooms and four well-appointed bathrooms, this residence provides ample space for both relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying family time, while the thoughtfully designed "granny annex" on the ground floor offers additional living space, ideal for multi-generational living or guests.

The property boasts a large rear garden, providing a delightful outdoor space for children to play or for hosting summer gatherings. The views over the local countryside enhance the charm of this home, creating a serene backdrop for everyday life.

Parking is a breeze with space for up to five vehicles, ensuring convenience for families with multiple cars. The house is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

This large extended family home is situated in a popular and convenient location, making it an excellent choice for those seeking a peaceful yet accessible lifestyle. With its combination of space, comfort, and modern amenities, this property is not to be missed.

Entrance Hallway

Upvc entrance door, tiled flooring, radiator.

Guest WC

Low level wc and wash hand basin. Extractor fan, radiator.

Lounge

14'9" x 10'9" (4.5m x 3.3m)

Upvc double glazed window, radiator.

Dining Room

9'6" x 8'6" (2.9m x 2.6m)

Radiator, French doors leading to conservatory.

Conservatory

11'9" x 9'10" (3.6m x 3.0)

Upvc double glazed, French doors to rear garden.

Kitchen

12'5" x 10'9" (3.79m x 3.3m)

Fitted wall base units with work surfaces and tiled splashback. Range cooker and extractor hood. Upvc double glazed window, radiator.

Utility Room

Base units with work surfaces, door to side.

2nd Lounge

14'9" x 11'5" (4.5m x 3.5m)

Free standing log burner, Upvc double glazed window, radiator.

Ground Floor Bedroom (7)

8'2" x 7'6" (2.5m x 2.3m)

Upvc double glazed window, radiator.

En Suite

3 piece suite comprising shower enclosure, wash hand basin and low level wc. Heated towel rail, Upvc double glazed window.

2nd Kitchen

11'5" x 7'10" (3.5m x 2.4m)

Fitted wall and base units with work surfaces and splashback. Electric oven, gas hob and extractor hood. Radiator, Upvc double glazed windows and French doors to rear garden.

Bedroom 1

14'9" x 11'5" (4.5m x 3.5m)

Upvc double glazed window, radiator.

En Suite Bathroom

4 piece suite comprising walk in shower with wall mounted controls, bath, vanity wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, heated towel rail.

Bedroom 2

12'1" + robes x 11'1" (3.7m + robes x 3.4m)

Upvc double glazed window, radiator.

En Suite Shower Room

6'2" x 5'2" (1.9m x 1.6m)

Glass shower enclosure with wall mounted shower controls, low level wc and wash hand basin. Wall and floor tiles, Upvc double glazed window, heated towel rail.

Bedroom 3

11'1" 8'6" (3.4m 2.6m)

Upvc double glazed window, radiator.

Bedroom 4

11'5" x 7'10" (3.5m x 2.4m)

Upvc double glazed window, radiator.

Bedroom 5

8'2" x 7'10" (2.5m x 2.4m)

Upvc double glazed window, radiator.

Bedroom 6

9'10" 6'6" (3.0m 2.0m)

Upvc double glazed window, radiator.

Family Bathroom

7'10" x 6'2" (2.4m x 1.9m)

4 piece suite comprising bath, glass shower enclosure with thermostatic shower, vanity wash hand basin and low level. Wall and floor tiles, Upvc double glazed window.

Integral Garage

11'5" x 8'6" (3.5m x 2.6m)

Power and lighting. Roller shutter door to the front with internal door to the rear leading to hallway.

Externally

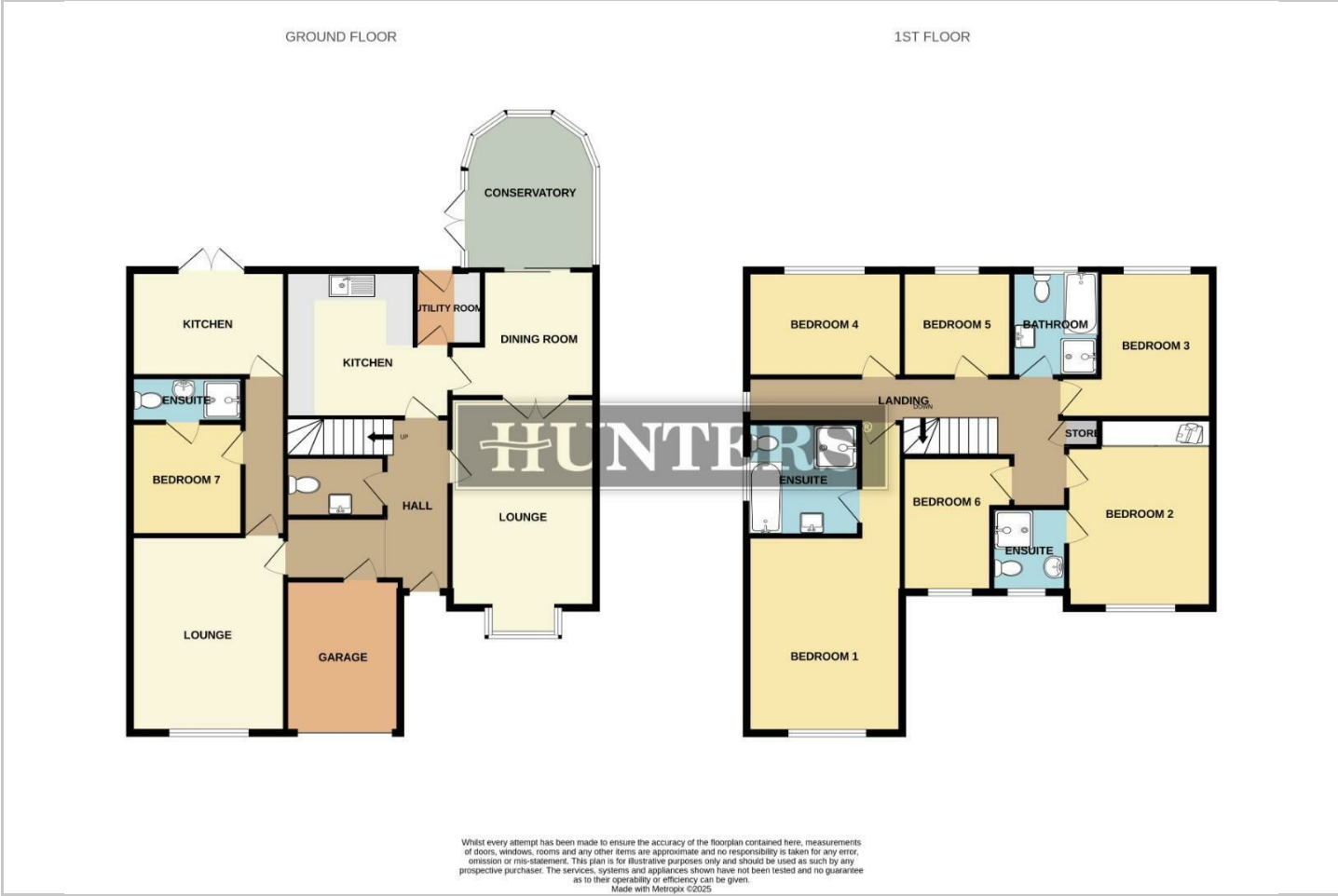
Large driveway to the front with spacious enclosed garden to the rear overlooking fields to the side.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; E

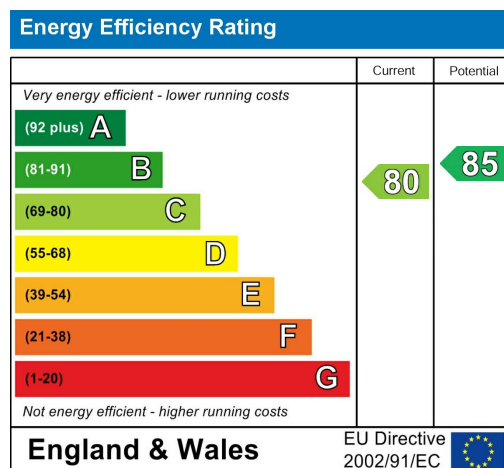
Floorplan







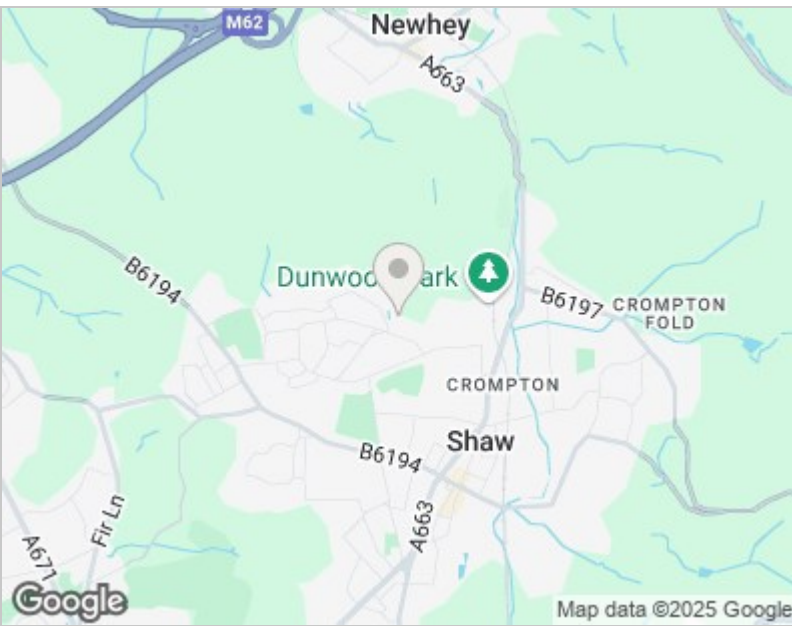
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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