



Underwood Way

Shaw, Oldham

£399,950

- Extended Detached Family Home
- Popular Location
- Four/Five Bedrooms, Master En-Suite
- Three Reception Rooms
- Large Driveway & Garage
- Enclosed Rear Garden
- Close To Well Regarded Local Schools
- EPC Rating - D



A beautifully presented four/five bedroom family home which has been extended to offer fantastic internal floor space. Well regarded local schools are within walking distance and Shaw centre with all associated amenities including the Metrolink station are within easy reach. Accommodation internally comprises of: entrance porch, hallway, lounge, dining room, kitchen, w.c., living room and playroom/bedroom five to the ground floor and to the first floor four good size bedrooms, en-suite dressing area and shower room and a family bathroom. Externally a good size rear garden with elevated views.

ENTRANCE PORCH

4' 6" x 5' 6" (1.37m x 1.68m) With Composite entrance door, uPVC double glazed window, Karndean floor covering, radiator.

LIVING ROOM

17' 2" x 11' 9" (5.23m x 3.58m) With front aspect uPVC double glazed bay window, radiator, fitted carpeting, TV point, BT point, gas fire with surround and hearth, coved ceiling, sliding doors to the dining room.

DINING ROOM

9' 2" x 11' 9" (2.79m x 3.58m) With fitted carpeting, radiator, coved ceiling, wall lights.

LOUNGE

15' 9" x 10' 6" (4.8m x 3.2m) With vaulted ceiling, three Velux roof windows, uPVC double glazed French doors with fitted blinds, large uPVC double glazed windows with fitted blinds, spotlights, radiator, wall lights.

PLAYROOM/OFFICE/BEDROOM FIVE

13' 0" x 7' 9" (3.96m x 2.36m) With rear aspect uPVC double glazed bay window, radiator, coved ceiling, wall lights.

KITCHEN

12' 7" x 9' 9" (3.84m x 2.97m) With fitted wall and base units, worktops, Neff double oven and microwave, integrated dishwasher and fridge, one and a quarter bowl sink unit with mixer taps, tiled splash backs, designer radiator, spotlights, Karndean floor covering, under stairs storage cupboard, dual aspect uPVC double glazed windows with fitted blinds.

CLOAKROOM/W.C

Fitted with a two piece suite in white comprising of: low level w.c., wash hand basin with mixer taps, fully tiled walls, Karndean floor covering, obscure uPVC double glazed window with fitted blind.

LANDING

With fitted carpeting.

BEDROOM ONE

13' 4" x 12' 1" (4.06m x 3.68m) With front aspect uPVC double glazed window with fitted blind, great views, fitted sliding wardrobes, fitted carpeting, radiator, coved ceiling.

BEDROOM TWO

11' 2" x 9' 5" (3.4m x 2.87m) With front aspect uPVC double glazed window, great views, fitted carpeting, radiator.

BEDROOM THREE

11' 7" x 7' 9" (3.53m x 2.36m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, double sliding wardrobes.

ENSUITE DRESSING ROOM

8' 5" x 4' 8" (2.57m x 1.42m) With fitted carpeting, sliding wardrobes, radiator, coved ceiling.

ENSUITE SHOWER ROOM

9' 9" x 4' 3" (2.97m x 1.3m) Fitted with a three piece suite comprising of: shower cubicle, low level w.c., designer wash hand bowl, storage cabinet, chrome towel radiator, fully tiled walls and floor, spotlights, obscure uPVC double glazed window with fitted blind.

BEDROOM FOUR

11' 8" x 7' 5" (3.56m x 2.26m) With uPVC double glazed window with fitted blind, fitted carpeting, radiator, built in study desk with cabinets and drawers.

BATHROOM

8' 7" x 7' 4" (2.62m x 2.24m) Fitted with a four piece suite in white comprising of: enclosed bath, shower cubicle, floating wash hand basin with mixer taps and storage cupboard below, low level w.c., chrome towel radiator, vinyl floor covering, spotlights, obscure uPVC double glazed window with fitted blind.

GARAGE

18' 4" x 9' 6" (5.59m x 2.9m) With up and over door, light, power, Baxi boiler, plumbed for an automatic washing machine.





EXTERNALLY

To the front of the property there is an Indian stone driveway providing off road parking for three cars with side access and low boundary walls with inset lights in the brickwork. The enclosed rear garden has a patio area, shaped lawn with borders, raised decked area and artificial grass, water supply, electrics, boundary fencing and gated side access.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

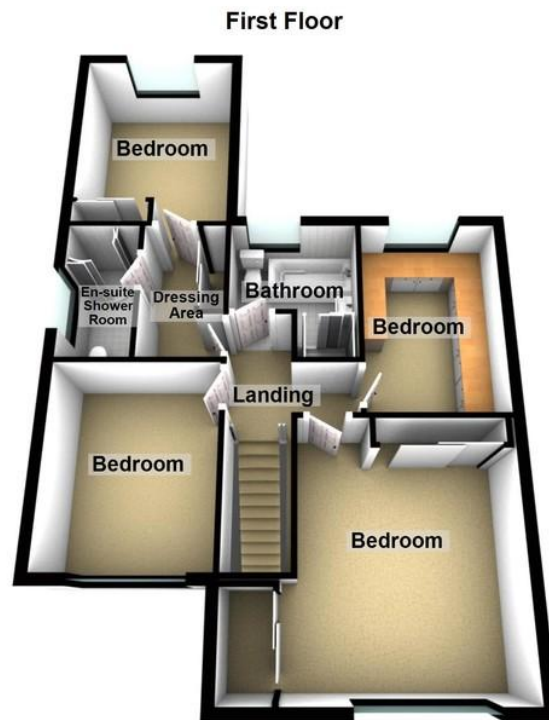
COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB: The property has recently had permission granted for a rear double storey extension. Application Number HOU/346599/21.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



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