



5 Lower Fields Rise, Shaw OL2 7QE

Offers Over £850,000



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5 Lower Fields Rise, Shaw OL2 7QE

What a unique property this one is.

Offered for sale is this one off 4/5 bedroom detached family home located in Shaw.

This property boasts over 1.75 acres plus an extra 1.5 acres of land (to rent), perfect for horses or livestock.

The property currently has ponies, goats, chickens and donkeys on the land.

Accommodation comprising : Entrance hallway. WC, lounge, dining room/bedroom 5, massive kitchen/breakfast room, utility/boot room and a sitting room.

To the first floor there are four good size bedrooms, two en suite bathrooms and a family bathroom.

Externally there is a private rear garden, large driveway to the front, horse menage, a massive stable barn and a further storage shed.

This property promotes one of the best solar systems that a private dwelling could own costing over £55k.

The vendor would look at part exchange opportunities.

Contact our office today to arrange a viewing.





HALLWAY

3.96m x 1.27m (13'0" x 4'2")

Solid front door, radiator with cover, Karndean floor covering.

W.C

2.36m x 0.91m (7'9" x 3'0")

Low level WC, wash hand basin, uPVC window, extractor fan, spot lights, radiator with cover, tiled floor.

LOUNGE

5.26m x 3.28m (17'3" x 10'9")

Front aspect, uPVC box window, TV point, gas fire with stone surround and hearth, radiator, Karndean floor.





DINING ROOM/ BEDROOM 5

4.72m x 2.13m (15'6" x 7'0")

Dual aspect room with two uPVC windows with fitted blinds, radiator with cover, Karndean floor covering.

KITCHEN/BREAKFAST ROOM

7.19m x 3.35m (23'7" x 11'0")

Fitted anthracite eye and base units, quartz work surfaces, Belfast sink with mixer tap, Integrated Neff appliances including: combination microwave, fridge/freezer, dishwasher, dual electric ovens, induction hob and extractor fan. There is a stone floor, radiator with a cover, uPVC window with fitted blind, uPVC French doors to the rear garden, under unit lighting, under stairs cupboard. There is a large fish tank dividing the kitchen and the lounge, this is available as a separate



UTILITY/KITCHEN/BOOT ROOM

6.32m x 3.89m (20'9" x 12'9")

A large versatile room, eye and base units, sink unit, uPVC window, composite door to the side, 2 x radiators, plumbing, spot lights, laminated floor covering.

LANDING

3.78m x 1.96m (12'5" x 6'5")

Galleried, carpeted, uPVC window with fitted blind, linen cupboard, loft access.

BEDROOM ONE

4.57m x 4.32m (15'0" x 14'2")

Front aspect, uPVC window with fitted blind, radiator, carpeted, full range of fitted wardrobes with lighting over.



EN SUITE BATHROOM

2.95m x 2.51m (9'8" x 8'3")

Deep dish bath, walk in shower, floating dual sink unit with mixer taps and cupboards below, chrome radiator, under floor heating which is tiled, uPVC window with fitted blind, extractor fan, spot lights.

BEDROOM FOUR

2.57m x 2.34m (8'5" x 7'8")

Rear aspect, uPVC window, carpeted, radiator.

INNER LANDING

3.53m x 0.99m (11'7" x 3'3")

Laminated floor covering, spot lights.



BEDROOM TWO

5.56m x 3.96m (18'3" x 13'0")

Superb views over the land from uPVC French doors and Juliette balcony,

EN SUITE BATHROOM

3.96m x 2.26m (13'0" x 7'5")

Fitted bath, walk in shower, floating sink unit with cupboard below and mixer tap, tiled floor, under floor heating, uPVC window with fitted blind, low level WC.

BEDROOM THREE

6.71m x 2.29m (22'0" x 7'6")

Dual aspect, uPVC windows with fitted blinds, 2 x radiators, USB socket.



BATHROOM

2.31m x 1.88m (7'7" x 6'2")

Fitted bath with shower over, low level WC, floating sink unit, part tiled, shaver socket, extractor fan, spot lights, tiled floor covering, chrome radiator.

EXTERNALLY

The property boasts 1.75 acres which includes a private garden to the rear with a large patio area and boundary fencing. To the front is a large driveway with EV charging facilities.

STABLE BLOCK/ BARN

11.13m x 9.22m (36'6" x 30'3")

A fantastic barn with two separate stables and hay storage and tack up area.



MENAGE

Fully enclosed, full rubber pellet floor.

SOLAR SYSTEM

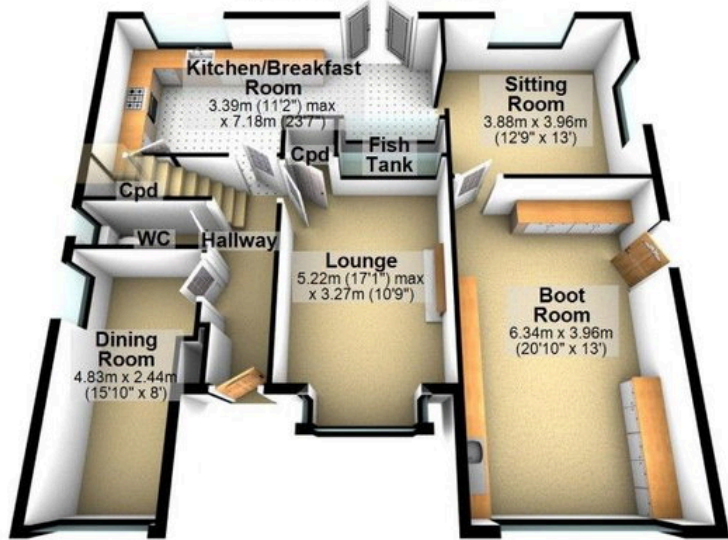
20 Kwh inverted solar system generating enough electricity to run the house off grid for 8/9 months of the year with 4 Tesla power walls as battery back up.

CCTV SYSTEM

There is a full end end CCTV system which is monitored. This will be staying at the property and can be taken over.

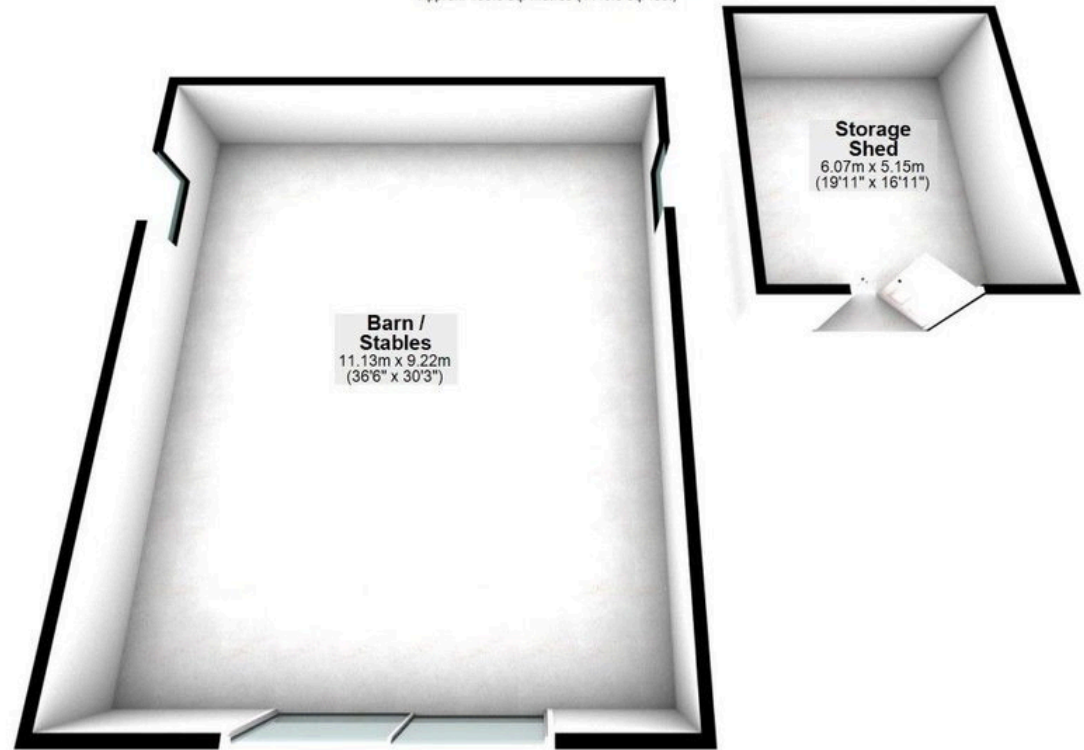


Approx. 105.8 sq. metres (1139.0 sq. feet)



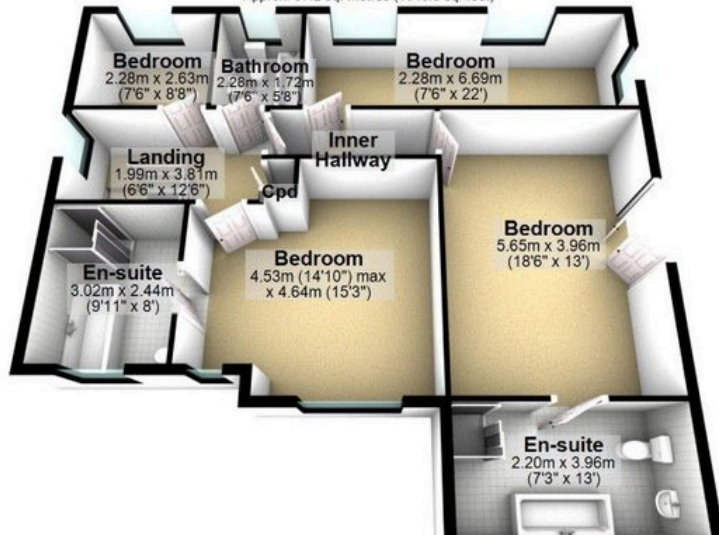
Outbuildings

Approx. 133.8 sq. metres (1440.5 sq. feet)



First Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



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