



27 Den Lane, Oldham, OL4 4NN

£280,000

Originally two one bedroom cottages, this spacious three bedroom home has undergone a stunning transformation at the hands of the current owner over the last few years, and the result is a characterful and beautifully presented property that's ready to move straight into. Accessed via Whitehead Place, the cottage has a real "tucked away" feel to it.

To the front of the home, a fenced patio area provides the perfect spot to enjoy a morning coffee, whilst a useful storage shed offers practical outdoor storage. Step inside through the entrance porch and into the heart of the home; an impressive open-plan living space where the lounge and kitchen come together beautifully. The lounge centres around a multi-fuel burning stove with a wooden mantle, creating a warm and inviting focal point, whilst the well appointed kitchen offers plenty of storage and workspace, with a breakfast bar subtly separating the two areas. A downstairs WC is a handy addition to the ground floor accommodation.

To the rear of the kitchen, the former garage has been cleverly converted into a dedicated cinema room. Finished in dark, contemporary tones with ceiling downlights and feature wall lighting, it's the perfect place to settle down for a film night or binge watch your favourite box set.

27 Den Lane

Springhead, Oldham, OL4 4NN

£280,000



Whether it's a weekend walk around Strinesdale, exploring the surrounding hills and reservoirs, or heading into Uppermill or Greenfield to enjoy the bars and cafes the Villages have to offer, it's easy to see why this location remains so popular with families. Excellent transport links also provide convenient access into Oldham, Manchester, Mossley, and neighbouring towns for those commuting further afield.

Entrance Porch

3'1" x 4'4" (0.94m x 1.32m)

Door to:

Lounge

13'5" x 12'8" (4.09m x 3.86m)

Feature multi fuel burning stove with wooden mantle over. Down lights to ceiling. Stairs rising to first floor. Two designer vertical radiators. Window to side elevation. Open plan with kitchen.

Kitchen

9'8" x 13'3" (2.95m x 4.04m)

Fitted with matching range of base and eye level units with coordinating worktops over. Two built in eye level electric ovens. Four ring induction hob with extractor over. Integrated washing/dryer. Integrated dishwasher. Integrated wine cooler. Integrated fridge freezer. Composite sink with drainer and mixer tap. Pull out larder unit. Downlights to ceiling. Breakfast bar. Open plan with Lounge. Two windows to front elevation. Access to understairs WC. Door to:

Cinema Room

Downlights to ceiling. Two Wall sconces. Radiator.

WC

2'8" x 5'3" (0.81m x 1.60m)

WC. Wash hand basin. Double radiator. Downlight to ceiling.

Side Porch

Door to:

Stairs and Landing

4'10" x 11'8" (1.47m x 3.55m)

Doors to all bedrooms and family bathroom. Downlights to ceiling. Single ceiling pendant. Glass balustrades.

Bedroom One

12'8" x 13'5" (3.86m x 4.08m)

Window to side elevation. Window to front elevation. Downlights to ceiling. Radiator. Built in wardrobe.

Bedroom Two

12'8" x 12'3" (3.86m x 3.74m)

Fitted carpets. Window to front elevation. Downlights to ceiling. Double radiator. One double built in wardrobe. One single built-in storage cupboard/wardrobe.

Bedroom Three

7'7" x 5'9" (2.31m x 1.75m)

Window to front elevation. Double radiator. Wall light. Access to handy loft storage area.

Bathroom

7'6" x 5'7" (2.29m x 1.70m)

A stylish family bathroom fitted with white four piece suite comprising of modern square roll top bath, WC, vanity unit with inset sink, and corner shower enclosure with main fed shower. Downlights to ceiling. Two wall sconces. Window to front elevation. Extractor.

Outside and Gardens

Front garden area laid with patio. Storage shed.

Additional Information

Tenure: TBC

EPC Rating: D (please note this EPC Rating is pre-renovation)

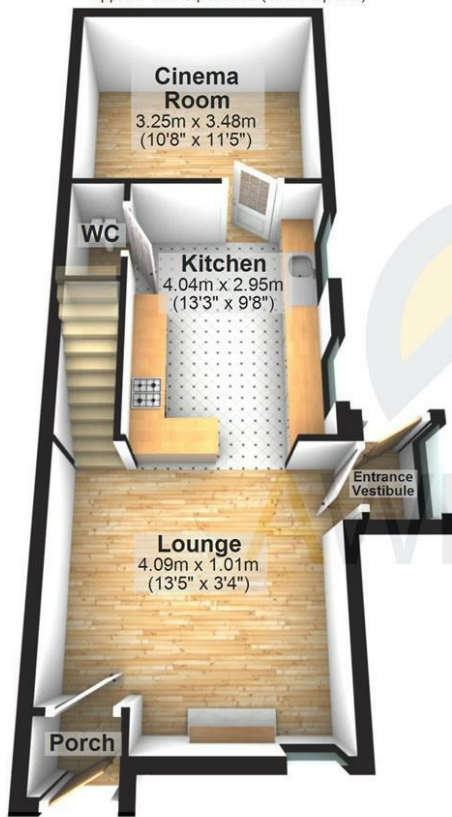
Council Tax Band: B





Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	89

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

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com