



### **3 Crowley Lane Oldham, OL4 2PN**

Lovingly upgraded to a high standard, this charming home retains its period appeal with mullion windows, exposed beams, a striking stone fireplace, and dry-stone walls. Step inside via the entrance porch into a versatile dining and activity space, leading to a generous lounge with an impressive fireplace and deep stone sills. A central hallway connects the accommodation with access to a guest W/C and a dedicated home office. Upstairs, the master bedroom offers excellent proportions, with ample space for wardrobes and a dressing area. The children's bedrooms have been cleverly designed with built-in cabin beds to maximise usable floor space. The garden features a play area, fruit trees and berry bushes. To the rear, protected woodland creates a private, sheltered aspect while ensuring the home is not overlooked.

**Land to the side**

**3 double bedrooms**

**2 reception rooms**

**Bathroom and separate shower**

**Traditional yet modern cottage**

**Modern kitchen**

**Home office**

**Parking for 3 vehicles**

**£399,950**

### Entrance Porch 6' 9" x 5' 0" (2.06m x 1.53m)

Enter through a PVC door to the porch with ample room for boots and coats. Dual aspect windows with stone window sills.

### Dining Room 12' 10" x 12' 0" (3.91m x 3.65m)

Large dining room. PVC window. Open to lounge and inner hallway.

### Kitchen 13' 3" x 10' 8" (4.04m x 3.25m)

Shaker style kitchen with integrated oven, hob, fridge freezer. and stainless steel sink. space for washing machine and dishwasher. Mullion windows.

### Home gym 7' 1" x 6' 1" (2.15m x 1.85m)

Currently being used as a home gym, this room could serve as a pantry or separate utility. Extractor fan.

### W/c 3' 7" x 4' 11" (1.08m x 1.50m)

W/c and pedestal wash basin. Herringbone wall tile. Small window with stone sill. Barn door.

### Home office 5' 7" x 9' 5" (1.71m x 2.86m)

This room is formed from the extension to the side of the property and is ideal for a quiet space. Window and door to garden.

### Bedroom 1 13' 3" x 12' 2" (4.05m x 3.70m)

Bank of wardrobes and room for dressing area. Exposed beams. PVC window.

### Bedroom 2 11' 5" x 10' 5" (3.48m x 3.17m)

Large bedroom has been specially designed to provide an interesting sleep and play space for children. Built in loft beds with steps leading up, and space underneath for toys / wardrobe/ additional bed leaving the rest of the floor space to enjoy. vaulted ceilings with exposed beams.

### Bedroom 3 12' 6" x 6' 11" (3.81m x 2.10m)

Double bedroom with mullion windows overlooking the woodland behind the property. Built in loft bed to make full use of the floor space.

### Family Bathroom 7' 1" x 8' 6" (2.17m x 2.58m)

Panel bath, floating vanity wash basin, w/c. Feature tile wall in herringbone design. Towel warmer.

### Shower Room

Single shower cubicle, ideal if the bathroom is in use.

### Externally

The side of the property has land, opportunity to develop (subject to usual permissions) Currently being used to keep chickens and ducks alongside a playground for children. Driveway for 3 vehicles and large climbing frame / playground for children. Dry stone wall. Fruit trees.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

3, Crowley Lane  
OLDHAM  
OL4 2PN

Energy rating

**D**

Valid until: **6 July 2030**

Certificate number: **8590-7823-0340-9545-5202**

Property type: Semi-detached house

Total floor area: 128 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		