



## 5 Whitfield Rise Oldham, OL2 7RS

Set within beautifully landscaped gardens, this spacious detached home offers flexible living ideal for modern family life. A welcoming hallway leads to the lounge, sitting room, and sunroom overlooking the mature rear garden. The stylish fitted kitchen opens into a formal dining room, ideal for entertaining. A rear porch provides access to a guest W/C and the integral garage. Upstairs, Bedrooms 2 and 3 have been combined into a large bedroom with dressing area. Bedroom 4 leads to a substantial room above the garage—currently a dual home office—with potential to create a luxurious master suite. Outside, the property includes a driveway, large integral garage with utility area, and beautifully designed gardens with multiple seating areas and a summerhouse—perfect for outdoor living.



**Potential to develop further**

**4 reception rooms**

**Fantastic gardens**

**Guest w/c**

**4/5 bedrooms**

**Fitted breakfast kitchen**

**Conservatory**

**Summer house**

**£435,000**

# 5 Whitfield Rise

## Oldham, OL2 7RS

£435,000

### Entrance Hall 6' 4" x 6' 8" (1.94m x 2.04m)

Bright entryway with glazed door, meter cupboard and Luxury Vinyl Tile flooring. Door to dining room and living room.

### Living Room 13' 3" x 22' 2" (4.04m x 6.75m)

Previously a lounge and dining room this area has been opened up to form one large space. Feature fireplace. Under stairs storage. Door to kitchen and patio doors to the sunroom.

### Kitchen/Breakfast Room 15' 11" x 9' 10" (4.84m x 3m)

Fitted with a range of white base and wall cabinets with a Breakfast bar island with Quartz worktops. Integrated double oven, hob and extractor fan, space for dishwasher and American style fridge / freezer. Open to the dining room, perfect for entertaining. Door to the rear hall.

### Sun Room 9' 2" x 8' 0" (2.79m x 2.44m)

Looking out over the garden, this room has a solid insulated roof meaning it can be used all year through. Electric heater and patio doors to the garden.

### Dining Room 8' 3" x 15' 1" (2.51m x 4.59m)

Perfect for entertaining, this dining room is accessed by a glazed door to the hall or straight to the kitchen.

### Rear Hallway 4' 8" x 6' 6" (1.41m x 1.98m)

Handy rear porch which is light and airy with a window and glazed door. Access to the downstairs w/c and integral garage / utility.

### W/C 4' 7" x 3' 0" (1.40m x 0.92m)

W/c and floating wash basin. Window.

### Bedroom 11' 9" x 16' 10" (3.58m x 5.12m)

Currently being used as a double office, this large room has eaves storage a side window and 2 skylights. Would make a fantastic master bedroom.

### Bedroom 8' 9" x 12' 1" (2.67m x 3.68m)

Double bedroom to the front elevation

### Bedroom 11' 2" x 12' 2" (3.41m x 3.71m)

To the front elevation, his room is fitted with wardrobes and has been opened to the next bedroom to create one larger room with dressing room. Can easily be returned back to it's original state or remain the same to suit the new owners.

### Bedroom 8' 1" x 9' 8" (2.47m x 2.94m)

Previously a bedroom, this room has fitted wardrobes and dressing area and has been opened up to the next bedroom but can easily be returned.

### Study / Dressing Room 5' 9" x 10' 0" (1.74m x 3.04m)

Previously a fourth single bedroom, this room now provides access to the largest bedroom and is suitable for a number of uses Dressing room, study or could be converted to a master ensuite.

### Bathroom 10' 9" x 5' 6" (3.28m x 1.68m)

Large bathroom with double walk in shower, floating vanity wash basin and w/c. Chrome heated towel rail. Tiled walls.

### Summerhouse

Wonderful addition to the rear garden, this timber built summer house is equipped with electricity and has French doors that open to a deck veranda with a glass balustrade.

### Garage

The integral garage has an electronically operated up and over garage door. It is longer than the average garage and houses a utility area at the back with cabinets and a sink and is also plumbed for a washing machine. There is a window to the side and to the rear and a door to the rear hallway of the house. Combi boiler is located on the back wall.



Floor 0



Floor 1

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.

