



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

Traditional yet modern cottage

3 double bedrooms

Modern kitchen

2 reception rooms

Home office

Bathroom and separate shower

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)

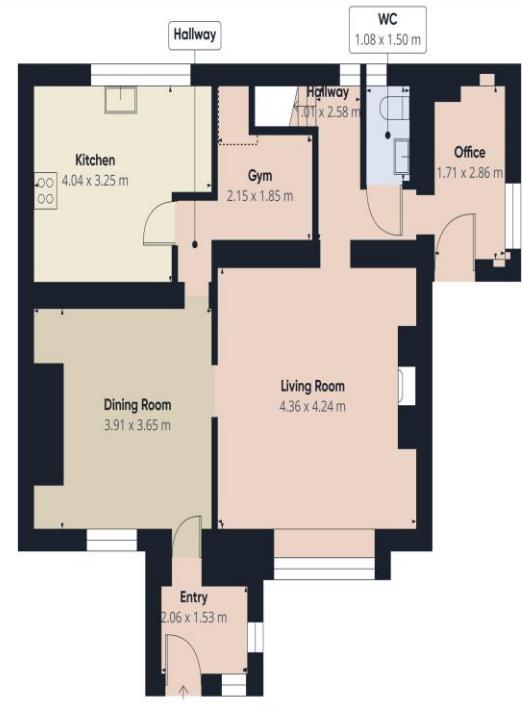
Panel bath, floating vanity wash basin, w/c. Feature tile wall in herringbone design. Towel warmer.

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.



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

