



**Millbrook Close  
Shaw, Oldham OL2 8QA  
INVITED IN EXCESS OF £565,000**

**ADAMSONS BARTON KENDAL** are privileged to offer for sale this five bedroom executive detached family home in Shaw, which is situated amongst an exclusive development of individually designed homes in a quiet cul-de-sac with stunning countryside views. The property is positioned close to local amenities, schools, shops, and the Metrolink station.

The superbly presented property is ideal for a large family and those requiring a working from home space. It features a spacious lounge, separate dining room, utility room, stunning bespoke and tremendously well equipped kitchen, and snug/study. Upstairs, there are five generous bedrooms, including a master with a beautiful large en suite, as well as a family bathroom. Externally, the property offers a double garage, four-car driveway, and a well-maintained front lawn. The rear features an enclosed lawn and paved patio set in tranquil and private surroundings.

Recently redecorated to an exceptionally high standard, the property includes bespoke solid oak doors, Italian tiling, and high spec fixtures and fittings throughout. Other benefits from full gas central heating, a new Worcester Bosch boiler, cavity wall insulation (2012), full alarm system. As with neighbouring properties, there's potential for further extension above the garage, subject to planning permission.

Early viewing comes highly recommended to appreciate the size and calibre of this stunning family home, which is the very definition of a turnkey property!



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## Externally

Externally, the property benefits from a well maintained and large garden to the front, with a private driveway for multiple vehicles. The double garage offers ample space and potential for extension above as with neighbouring properties. To the rear sits an incredibly private and tranquil garden space with a patio for al fresco dining and lawn.

The property is set on the edge of some of the borough's most stunning countryside, affording potential buyers an abundance of scenic countryside walking routes. Coupled with the fact that Shaw town centre is only a short distance away offering a wealth of amenities including schools, shops, bars and restaurants, this really is the perfect family home. Shaw Cricket Club is also a stone's throw away, with the pavilion visible from the upstairs of the property, with several junior and senior teams and a wonderful family atmosphere.

## Contract Ready

**This property is offered to the market with the added benefit of being "contract ready." The vendor has taken proactive steps to prepare the legal documentation in advance, helping to streamline the conveyancing process and reduce potential delays. As a result, interested buyers can proceed with greater confidence and efficiency, making this an ideal opportunity for those looking for a smoother and potentially faster transaction.**

## Other Information

### **Council Tax Band**

We have been advised that the property is in Council Tax Band F

### **Energy Performance Certificate**

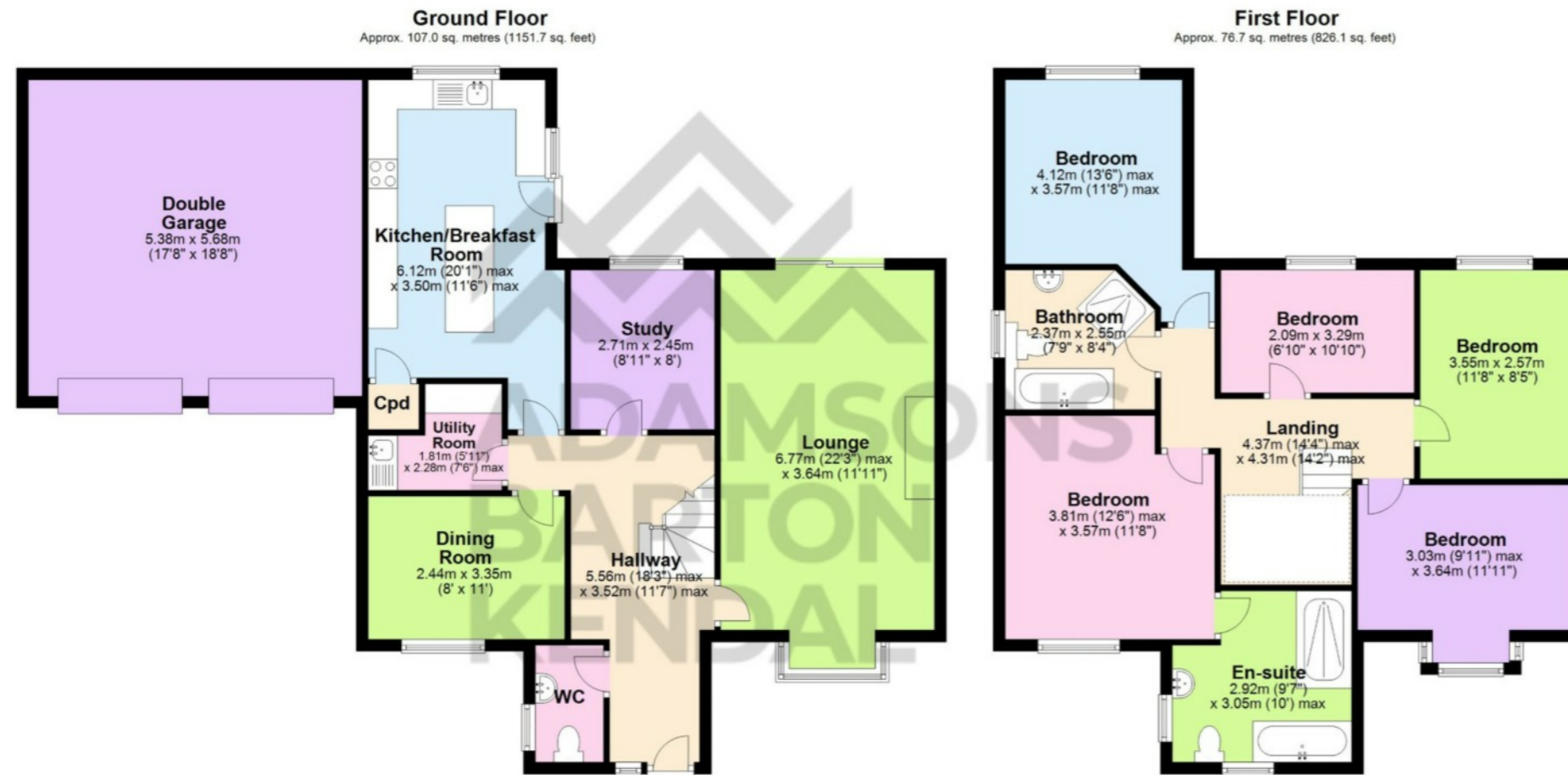
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### **Tenure**

Leasehold

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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 183.7 sq. metres (1977.8 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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