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THE PROPERTY AGENTS

£565,000 Offers Over

12 Millbrook Close, Shaw, Oldham, OL2 8QA

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Nestled in the serene Millbrook Close, Shaw, Oldham, this exquisite five-bedroom detached family home is a true gem within an exclusive development of individually designed residences. Built in 1997, this property spans an impressive 1,883 square feet and is perfectly situated in a quiet cul-de-sac, offering breath-taking views of the surrounding countryside.

Thoughtfully designed for modern family living, featuring three spacious reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning bespoke kitchen, which is exceptionally well-equipped and flows seamlessly into a snug/study area, ideal for those who work from home. The separate dining room and a generous lounge further enhance the living experience, making it perfect for family gatherings.

To the first floor, you will find five well-proportioned bedrooms, including a master suite complete with a luxurious en-suite bathroom. The family bathroom is equally impressive, ensuring comfort for all family members.

Hallway
20'3 x 7'10 (6.17m x 2.39m)
Upon entering the property, you are welcomed by a bight and spacious hallway featuring attractive Ceramic tiled flooring and neutral decor throughout. Solid oak doors provide access to the ground-floor, while a carpeted staircase rises to the first floor. The space is enhanced by modern spotlights and an elegant cascading light fitting above the stairwell, creating an impressive first impression.

WC
5'1 x 3'9 (1.55m x 1.14m)
A fully tiled WC featuring inset shelving, a heated towel rail, and a uPVC window. The suite comprises a low-level WC and a wash basin with vanity unit beneath.

Lounge
20'3 x 11'8 (6.17m x 3.56m)
A beautifully presented and generously proportioned lounge. filled with natural light from the uPVC bay windows to the front and French doors leading on to the garden. Neutral décor and carpets, radiator, a mix of wall & pendant lighting and feature gas fireplace.

Dining Room
8'6 x 7'10 (2.59m x 2.39m)
Finished in neutral décor, the Dining room features stylish pendant lighting, a radiator, and a uPVC window overlooking the garden.

Snug
8'3 x 10'9 (2.51m x 3.28m)
The snug is positioned to the front of the property and provides an excellent additional reception room. It features fitted carpets, spot lighting, a radiator, and a uPVC window to the front, all finished in neutral décor.

Kitchen
16'8 x 10'0 (5.08m x 3.05m)
A stunning modern kitchen fitted with a range of high-gloss wall and base units, complemented by Karndean flooring. The kitchen features a five-ring gas hob with extractor hood over, integrated oven and grill, and an integrated fridge freezer. Quartz worktops and splashbacks add a luxurious finish, along with a 1½ stainless steel sink with drainer. A breakfast bar provides additional storage beneath and incorporates concealed power points. Further benefits include spot lighting, a vertical radiator, dual-aspect uPVC windows, and a Rockdoor leading onto the garden.

Utility Room
5'10 x 7'7 (1.78m x 2.31m)
The utility room, accessed off the hallway, is finished in neutral décor and features spot lighting, Karndean flooring, and Quartz worktops. It is fitted with high-gloss base units, a 1½ stainless steel sink with drainer, and provides space for a washing machine.

Stairs & Landing
6'8 x 10'11 (2.03m x 3.33m)
Stairs lead to the first floor and landing, which are carpeted and feature a radiator and cascading pendant lighting, all finished in neutral décor.

Bedroom One
12'4 x 10'11 (3.76m x 3.33m)
Bedroom one is positioned to the front of the property and features a uPVC window, spot lighting, and neutral décor. The room benefits from fitted over-bed units, wardrobes, and a fitted dresser, along with carpeted flooring and a radiator. A door leads through to the En-suite.

En-Suite
9'3 x 9'2 (2.82m x 2.79m)
A spacious En-suite, fully tiled throughout, featuring dual-aspect uPVC windows and spot lighting. The four-piece bathroom suite comprises a low-level WC, wash basin with vanity unit beneath, walk-in shower cubicle, and bath. Further benefits include a heated towel rail.

Bedroom Two
10'6 x 10'0 (3.20m x 3.05m)
Bedroom two is positioned to the rear of the property and is a double room featuring fitted wardrobes, carpeted flooring, spot lighting, a radiator, and a uPVC window.

Bedroom Three
8'3 x 11'9 (2.51m x 3.58m)
Bedroom three is another double bedroom positioned to the front of the property, featuring a uPVC bay window, fitted wardrobes, carpeted flooring, spot lighting, a radiator, and neutral décor.

Bedroom Four
9'11 x 8'8 (3.02m x 2.64m)
Bedroom four is a double bedroom to the rear of the property, featuring a uPVC window, fitted wardrobes, carpeted flooring, spot lighting, and a radiator.

Bedroom Five
6'8 x 10'11 (2.03m x 3.33m)
Bedroom five is a single bedroom to the rear of the property, featuring a uPVC window, carpeted flooring, spot lighting, and a radiator.

Bathroom
8'1 x 7'7 (2.46m x 2.31m)
A stunning, spacious family bathroom featuring a four-piece suite comprising a low-level WC, wash basin with vanity unit beneath, walk-in shower cubicle with rainhead mains shower and a bath. The room is fully tiled and further benefits from a vertical radiator, spot lighting, and a uPVC window

Garage
18'2 x 18'7 (5.54m x 5.66m)
A double garage featuring dual up-and-over doors, housing the combi boiler, and benefitting from electrical power points and lighting.

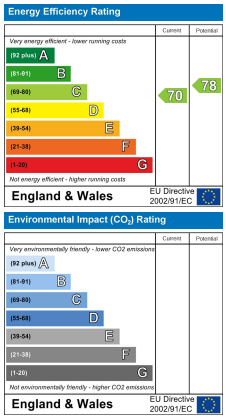
External
Externally, the property benefits from a driveway providing off-road parking for up to four vehicles, along with a beautifully landscaped, large manicured lawn featuring a variety of mature shrubs and bushes.

To the rear, there is a paved terrace leading to a well-maintained lawned area, complemented by a feature planter wall, creating an attractive and private outdoor space.

Tenure - Leashold
The property is listed as leasehold with 670 years remaining and an annual ground rent of £150 reduced to £125 if paid 2 weeks prior 1st Dec.

Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Directions



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