



11 Grains Road Oldham, OL2 8HZ

Architecturally Striking Five-Bedroom Home in Prime Shaw Location. Individually designed and built by its original owner, this distinctive detached residence offers style, space, and privacy just moments from Shaw Metrolink and the town centre. At the heart of the home is a stunning open-plan kitchen and dining area, featuring a sweeping peninsula with integrated hob and breakfast bar. Bifold doors lead to a private, low-maintenance garden—ideal for entertaining. The generous lounge also opens to the rear, creating seamless indoor-outdoor living. The principal suite boasts an en suite and dressing area, complemented by two further doubles and a luxurious four-piece bathroom with freestanding tub. The top floor offers two spacious bedrooms, one with bespoke fitted wardrobes. A large driveway and detached garage provide ample parking. This unique home blends architectural flair with modern comfort in one of Shaw's most sought-after settings.



5 double bedrooms

Off road parking

Bespoke fitted kitchen

Master ensuite

Master dressing room

Set over 3 floors

Detached garage

Freehold

Offers in the Region Of £475,000

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Lounge 16' 8" x 10' 11" (5.09m x 3.33m)
Karndean flooring, log burner, contemporary style fire set in wall, patio doors, decorative radiator, two double glazed windows to side, double glazed window to front blinds.

Kitchen / Diner
Unique design curved design island is the focal point of this kitchen. A contrasting range of wall and base units, quartz work surfaces, induction hob, extractor hood, three ovens and coffee machine (all Siemens) integrated fridge freezer and dishwasher, wine rack, decorative radiator, ample space for dining and entertaining space, Karndean flooring, bi fold doors to rear patio, spot lights, double glazed window to front with inset blinds.

Entrance Hallway 20' 0" x 6' 4" (6.09m x 1.94m)
Karndean flooring. Glazed banister with Oak trim Doors to lounge, kitchen, guest w/c and utility cupboard which is plumbed for an automatic washing machine a tumble dryer and houses the combi boiler.

W/c 6' 8" x 2' 4" (2.03m x 0.7m)
Vanity wash hand basin, low flush. w.c. heated towel rail, spot lights, karndean flooring

Master bedroom 15' 6" x 13' 5" (4.8m x 4.13m)
On the first floor rear elevation. Door to en Suite bathroom and door to dressing room / walk in wardrobe.

En-suite 5' 11" x 3' 10" (1.80m x 1.17m)
Shower cubicle, vanity wash hand basin, close coupled w.c. fully tiled, heated towel rail.

Bedroom 2 14' 1" x 9' 4" (4.28m x 2.85m)
Fitted with a range of contemporary style wardrobes, inset lighting and dressing table, double glazed window to front, blinds.

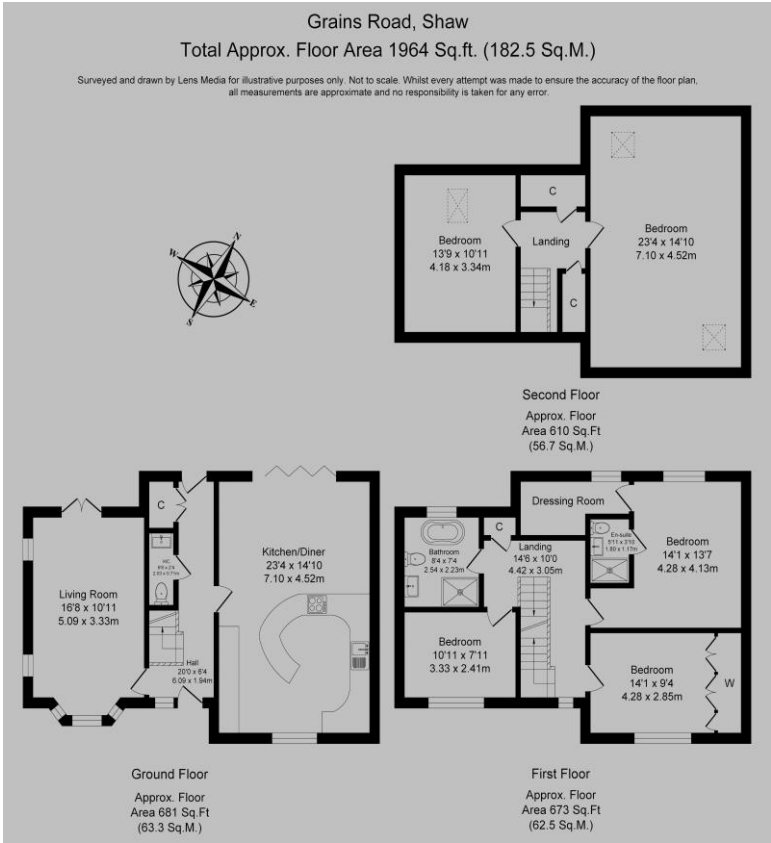
Bedroom 3 10' 11" x 7' 11" (3.33m x 2.41m)

Family Bathroom 8' 4" x 7' 4" (2.54m x 2.23m)
Fabulous room, fitted with four piece suite comprising of free standing composite bath, close coupled w.c. vanity wash hand basin, shower cubicle, vanity cupboards, mirror, fully tiled, heated towel rail, double glazed window to rear.

Bedroom 4 23' 4" x 14' 10" (7.10m x 4.52m)
on the second floor, this impressively spacious room has built in wardrobes and 2 skylights.

Bedroom 5 13' 9" x 10' 11" (4.18m x 3.34m)
On the second floor with skylight.

Tenure
Freehold



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)

11, Grains Road
Shaw
OLDHAM
OL2 8HZ

Energy rating

B

Valid until:

11 September 2029

Certificate number:

9028-2052-7331-6561-6920

Property type

Detached house

Total floor area

174 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 B. 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+ | A | | |
| 81-91 | B | 85 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |