



## 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**

**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** 157' 6" x 1355' 0" (48m x 413m)

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

Grains Road, Shaw

Total Approx. Floor Area 1964 Sq.ft. (182.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



# Energy performance certificate (EPC)

11, Grains Road Shaw OLDHAM OL2 8HZ	Energy rating <b>B</b>	Valid until: <b>11 September 2029</b>
		Certificate number: <b>9028-2052-7331-6561-6920</b>

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

