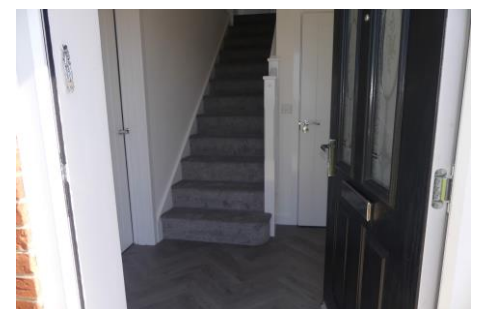




20 Deer Hill Drive Shaw, OL2 7FA

Discover this exquisite 3-bedroom executive detached home, offering some of the finest views on the development! The property is impeccably finished with stylish flooring and window blinds, making it ready for you to move in immediately. The ground floor features a spacious lounge and a kitchen/diner, both enhanced by dual aspect windows that invite the beauty of the surrounding countryside indoors. A separate utility room and convenient guest W/C add to the practicality of the layout. Upstairs, you'll find three well-appointed bedrooms, including a master suite with dual aspect windows and an en-suite bathroom. The second bedroom includes a built-in storage cupboard, and a family bathroom completes this level. Enjoy the privacy of a walled and fenced rear garden that is not overlooked, alongside a driveway accommodating two cars. Equipped with solar panels, this home promotes energy efficiency, helping to lower utility bills. With a modern design ethos reflected in the kitchen and bathrooms, this home is perfectly situated in Shaw, a vibrant town with a variety of chain shops and supermarkets, as well as easy access to the motorway and tram network. Don't miss out on the ultimate countryside living experience!



New home

Countryside views

Solar Panels

Large lounge

Modern kitchen / diner

Utility room

3 bedrooms

Master en-suite

£389,950

Entrance Hall

Welcoming entrance leaving an impression upon entering. Door to lounge, dining kitchen and w/c. Stairs to the first floor accommodation.

lounge 12' 10" x 18' 2" (3.92m x 5.54m)

Large lounge with dual aspect windows one being a bay window. Wall to wall carpets and window blinds.

Dining kitchen 9' 7" x 18' 2" (2.93m x 5.53m)

Ideal for family living, this kitchen with its modern cabinets and integrated oven and hob is open to the dining room. French doors to the side to the private garden. Door to utility room. Filled with herringbone design flooring. Window to the front aspect.

Utility room 6' 10" x 6' 4" (2.09m x 1.92m)

Base and wall cabinet with worktop above. Space for washing machine and tumble dryer. PVC door to rear which leads to the driveway or garden.Storage cupboard.

W/c 3' 7" x 4' 9" (1.09m x 1.44m)

Ideally positioned in the entrance hall this room has w/c and pedestal wash hand basin.Herringbone design flooring.

Master bedroom 10' 4" x 9' 1" (3.15m x 2.76m)

Benefitting from the dual aspect with views over open fields, this room is both welcoming and relaxing. Door to en- suite. Wall to wall carpeting and fitted window blinds.

En-suite 6' 7" x 3' 10" (2.01m x 1.18m)

Beautifully finished to a high spec, there is a walk in shower with sliding glass screen, half pedestal wash hand basin and low level w/c. Herringbone style flooring. Radiator. Window. Part tiled walls.

Bedroom 2 9' 10" x 10' 10" (2.99m x 3.31m)

storage cupboard. Wall to wall carpets. Fitted window blinds.

Bedroom 3 7' 2" x 11' 4" (2.18m x 3.45m)

Wall to wall carpet. Fitted window blinds.

Family Bathroom 5' 7" x 6' 8" (1.70m x 2.04m)

Panel bath, half pedestal wash hand basin, low level w/c. Radiator. Window. Part tiled walls.

Rear Garden

Ideal for entertaining or just relaxing with the family and pets, the private garden is not overlooked and has fencing to the side and rear with a walled border to the opposite side. Flagged path leads from the french doors of the dining area and stretches round to the rear of the property with a gate to the driveway.

Front garden

Uniquely, this property is situated at the head of the cul de sac with beautiful countryside views on your doorstep! Enjoy seeing the farm animals grazing and the feel of being out in the countryside. Views also over to the Royton and Crompton Golf Course.

Tenure

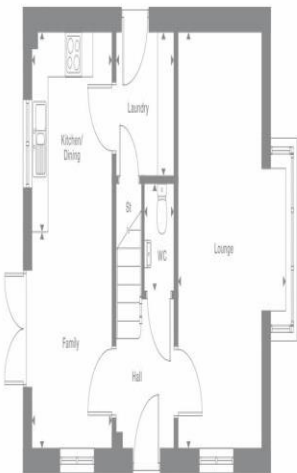
EPC

Grade B

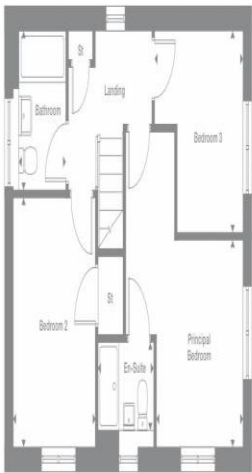
Maintenance

There will be a maintenance charge for the upkeep for the surrounding area.

Ground Floor



First Floor



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)

20 Deer Hill Drive Shaw Oldham OL2 7FA	Energy rating <div>B</div>	Valid until: 16 June 2034
		Certificate number: 7434-3036-3000-0033-8292

Property type	Detached house
Total floor area	94 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: