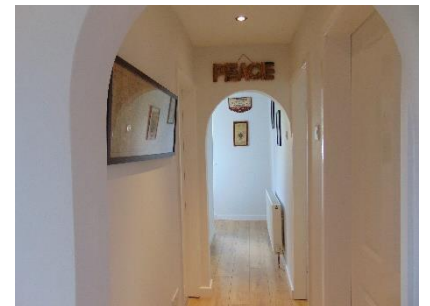




10 Mount View Road Oldham, OL2 8QE

4 bedroom extended semi-detached property close to the amenities of Shaw. The heart of the home is the enviable modern fitted kitchen, which opens into an extended dining area featuring skylights, seamlessly connecting to the landscaped rear garden. This open-plan space is perfect for both living and entertaining. Additional ground floor features include a separate utility room, a cozy lounge, and a versatile 4th bedroom and a guest bathroom—ideal for those seeking single-storey living options. Upstairs, the first floor boasts three generously sized double bedrooms and a well-appointed family bathroom. The landing provides access to ample storage space and a walk-in wardrobe cleverly integrated within the eaves. Externally, the property is ideally positioned for easy access to Shaw's Metrolink station, reputable local schools, and scenic walking routes—perfect for dog owners. The front of the home features a well-kept garden, with a driveway running alongside the property, leading to the garage. The landscaped rear garden offers a variety of seating and entertaining areas, making it an ideal space for family gatherings. This fantastic family home truly must be viewed to appreciate the generous accommodation and standard of improvements and finishes on offer.



Open plan kitchen / diner

4 Bedrooms

2 bathrooms

Landscaped gardens

Three Double Bedrooms

Driveway

Separate Utility

Garage

£354,950

Open plan kitchen/ dining room. 23' 0" x 37' 9" (7.01m x 11.5m)

Modern fitted kitchen which flows into the dining room. Grey gloss base cabinets and bank of wall units with white gloss wall units above. Integrated 5 burner gas hob and extractor fan, eye level double oven and space for an American style fridge freezer. The orangery has dual aspect windows and skylights with French doors leading out to the gardens making this an ideal space for entertaining.

Inner Hallway

With laminate flooring and giving access to the Ground floor bathroom utility room and the remainder of the house.

Shower Room 6' 9" x 5' 6" (2.070m x 1.674m)

Fitted with a corner shower, low level flush w/c and wall mounted vanity sink unit.

Living Room 15' 11" x 11' 1" (4.86m x 3.37m)

Spacious living room with a picture window to the front making the most of the views.

Bedroom/Study 8' 4" x 9' 0" (2.54m x 2.74m)

Laminate flooring, Power points, radiator, double glazed window to rear

Utility room 5' 9" x 16' 9" (1.75m x 5.1m)

Plumbed for automatic washing machine and space for tumble dryer. Base cabinet with worktop over. Small window to the side. Tiled floor

Bedroom One 10' 8" x 10' 2" (3.258m x 3.108m)

Situated to the rear of the property with a double glazed window and radiator.

Bedroom Two 10' 2" x 10' 8" (3.1m x 3.25m)

This second double bedroom has a double glazed window to the rear and a radiator. Walk in wardrobe.

Bedroom Three 10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to the rear and radiator. This third double bedroom also benefits from a built in storage cupboard and walk in wardrobe

Bathroom 5' 6" x 7' 9" (1.68m x 2.36m)

Fitted with a three piece in white comprising panelled P shaped bath with shower over and glass screen, low level flush wc and vanity wash hand basin this bathroom has a

double glazed window to the front and benefits from a radiator. Complimentary tiling to the walls.

Front Garden

The front garden has been landscaped and is low maintenance with feature stone chippings to the front and raised beds with established plants and shrubs. Block paved driveway leading to the garage.

Garage 16' 8" x 8' 1" (5.079m x 2.465m)

Accessed by an electronic roller shutter door and benefits from power and light. Window to the rear.

Rear Garden

Stunning rear garden which has been landscaped with Indian stone paving over tiered levels creating different purposed zones. Artificial grass lawn.

Tenure

Leasehold with 936 years remaining and a ground rent of £8 per year.

EPC

Grade C



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

10, Mount View Road, Shaw, OLDHAM, OL2 8QE

Dwelling type: Semi-detached house
Date of assessment: 24 November 2014
Date of certificate: 24 November 2014

Reference number: 2248-8981-7299-3104-3964
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 m²

Use this document to:

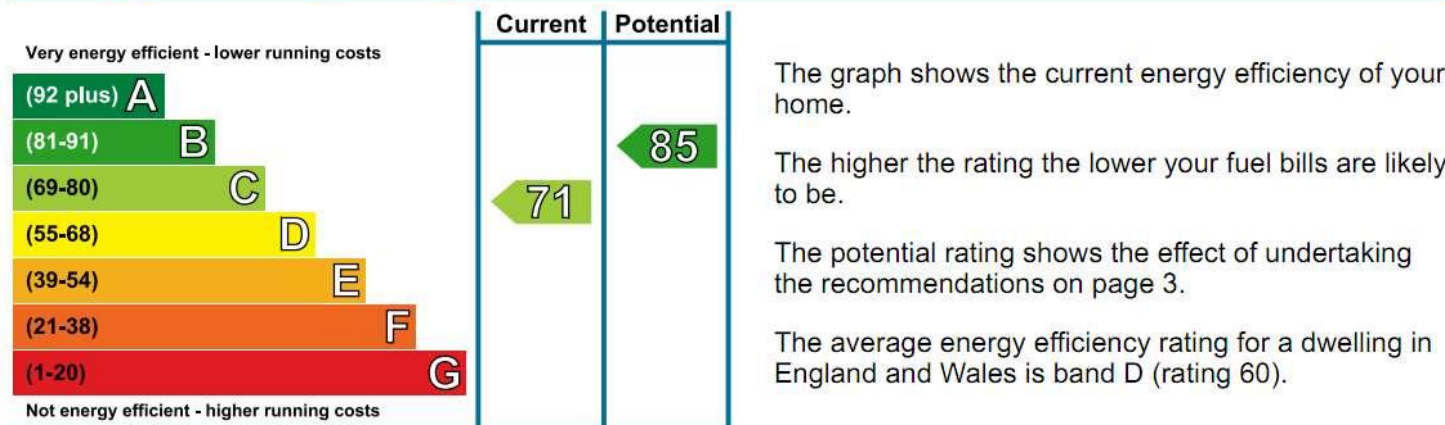
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,553
Over 3 years you could save	£ 486

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,602 over 3 years	
Hot Water	£ 321 over 3 years	£ 231 over 3 years	
Totals	£ 2,553	£ 2,067	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 258	✓
2 Floor insulation	£800 - £1,200	£ 135	✓
3 Solar water heating	£4,000 - £6,000	£ 90	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.