



13 Brellafield Drive Oldham, OL2 7PS

This beautifully finished home combines modern open-plan living with a tranquil outlook across Crompton Park. The impressive kitchen sits at the heart of the home, featuring a grand central island, ample dining space, and bi-fold doors that open to an Indian stone patio and lawn. The ground floor includes a welcoming entrance hall, two double bedrooms, a stylish reception room flowing through to the kitchen and snug, and a contemporary W/C. Upstairs are two further double bedrooms with dual-aspect windows and a modern family bathroom. An integral garage with utility area and a charming picket fence leading to open fields complete this exceptional property. Finished with style and ready to move into, this home offers sophisticated living in a serene setting.

4 bedrooms

Open plan living/dining /kitchen

Bifold doors

Open views to fields

2 ground floor bedrooms

Garage

Driveway

Offers over £500,000

Entrance Hall 8' 3" x 21' 4" (2.52m x 6.51m)

Welcoming reception area in the central part of the home. Could be reconfigured to allow for a full shower room should that be required (subject to usual permissions). Laminate floor. porch.

Breakfast / kitchen 17' 9" x 9' 9" (5.41m x 2.96m)

Double doors lead to this room from the hall. Space for breakfast table. Door to lounge and integral garage. Large bank of kitchen cabinets with integrated fridge and freezer. Side window. Tile floor.

Kitchen diner 10' 6" x 23' 11" (3.20m x 7.30m)

The hub of the home where the whole family can congregate and share together. Central island with gas hob and extractor fan. Integrated dishwasher, inset sink, eye level oven, microwave oven and plate warmer drawer. Space for large dining table. Bifold doors that open completely to let the inside in. Velux windows allow for additional light.

Lounge 13' 9" x 13' 10" (4.18m x 4.21m)

Window to the side and doors to the hall and breakfast area. Open to the dining kitchen. Tile floor.

Bedroom 4 11' 9" x 9' 11" (3.57m x 3.02m)

Currently being used as a music room / study, this is a versatile double bedroom on the ground floor accessed via double doors off the entrance hall.

Bedroom 3 11' 8" x 13' 11" (3.56m x 4.24m)

Double bedroom to the ground floor.

w/c 8' 2" x 2' 8" (2.49m x 0.81m)

W/c and wash basin on the ground floor. Chrome heated towel rail.

Bedroom 2 11' 1" x 14' 8" (3.38m x 4.48m)

Generous bedroom with feature round window and two further dual aspect windows.

Bedroom 1 12' 11" x 14' 8" (3.93m x 4.48m)

Beautiful generous sized bedroom with dual aspect windows.

Family Bathroom 8' 5" x 5' 9" (2.57m x 1.76m)

4 piece bathroom. Panel bath with central taps, pedestal wash basin, shower cubicle and low level w/c.

Garage 19' 8" x 9' 3" (5.99m x 2.82m)

Integral garage with side windows and up and over garage door. Radiator and overhead light. Door to the breakfast kitchen. To the rear is a utility area with kitchen cabinets, sink and plumbed for automatic washing machine. Combi boiler which is serviced annually.



Energy performance certificate (EPC)

13 Brellafield Drive Shaw OLDHAM OL2 7PS	Energy rating C	Valid until: 26 October 2035
		Certificate number: 2048-3955-3200-2175-9204

Property type	Detached house
Total floor area	146 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 C. It has the potential to be C.

[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

