



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

Bifold doors

2 ground floor bedrooms

Driveway

Open plan living/dining /kitchen

Open views to fields

Garage

Offers over £500,000

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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.



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)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		