



18 Clough Road Oldham, OL2 8QD

Impressive and spacious 5 bedroom property with many desirable features. This property offers versatile living accommodation with 3 bedrooms and a bathroom on the ground floor with a further 2 bedrooms and a shower room to the first floor. The entrance hall adds impact to visitors with its vaulted ceiling, skylight and glass balustrade. Entertaining in the kitchen and dining room creates a relaxing atmosphere and opens to the garden where you can enjoy the beautiful views over fields. With a garage, driveway and no chain and finished to a high standard, this property will appeal to the buyer looking for a spacious and ready to move into home.

5 double bedrooms

2 bathrooms

Views!!

No Chain

Well equipped modern kitchen

Garage

2 car driveway

Grand entrance hall

£369,950

Entrance Hall 18' 10" x 6' 7" (5.75m x 2.01m)

Enter through the PVC door and glazed entryway to the impressive hallway with a vaulted ceiling and modern glass balustrade. Doors to the lounge, kitchen, ground floor bathroom and 2 bedrooms.

Lounge 14' 3" x 11' 10" (4.49m x 3.60m)

Large bright lounge to the front elevation.

Kitchen/Diner 22' 11" x 10' 6" (6.995m x 3.20m)

Large fitted kitchen with dining area overlooking the views to the rear. Fitted shaker style kitchen with integrated double oven at eye level, hob, extractor fan. plumbed for automatic washing machine and space for tumble dryer and American style fridge/freezer. The dining area has French doors that lead to the raised deck and benefits from the impressive views over fields.

Bedroom 5 16' 4" x 8' 7" (4.99m x 2.62m)

Large double bedroom located just off the kitchen. This space could be used as a play room or hobby room or additional sitting room.

Bedroom 4 9' 5" x 8' 7" (2.87m x 2.61m)

Double bedroom on the ground floor with views over the fields to the rear.

Bedroom 3 10' 10" x 8' 8" (3.31m x 2.64m)

Double bedroom on the ground floor to the front elevation.

Family Bathroom 7' 2" x 13' 11" (2.19m x 4.24m)

On the ground floor this bathroom is fitted with a modern bathroom. P shaped panel bath with dual head shower above and glass screen. Floating pedestal wash basin and fitted w/c. Chrome heated towel rail. automatic lighting.

Bedroom 1 13' 9" x 11' 9" (4.19m x 3.57m)

On the first floor, this double bedroom is fitted with a wall of wardrobes and drawers. Views over the fields.

Bedroom 2 14' 2" x 11' 5" (4.33m x 3.48m)

Double bedroom to the rear elevation on the first floor.

Shower Room 6' 5" x 5' 7" (1.95m x 1.71m)

Fitted with a shower enclosure, w/c and floating vanity wash basin. Chrome heated towel rail.

Rear Garden

The dining area opens up to the garden where there is a raised decking, perfect to relax and enjoy the views of the fields. Lawn to either side and exit to the front of the property.

Garage 14' 3" x 9' 0" (4.34m x 2.74m)

up and over garage door. 2 windows to allow for natural light. Supplied with electricity, lighting and a cold water tap. The combi boiler is in the garage.

Front

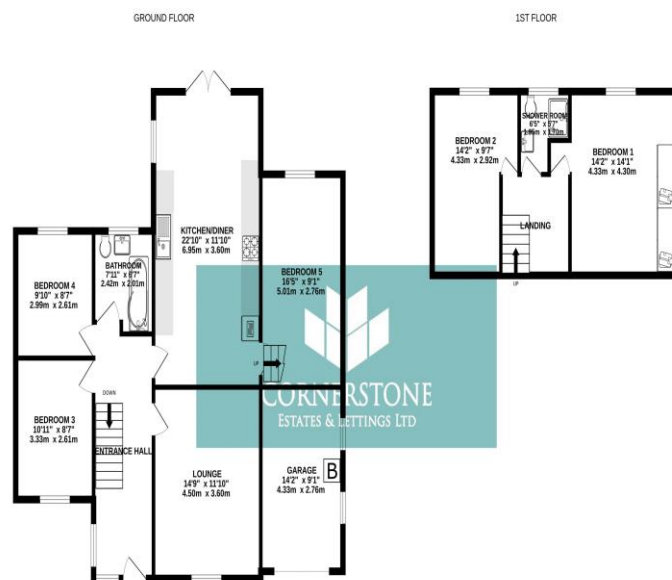
Block paved driveway for several cars. Small garden to the side.

Tenure

We are advised this is freehold.

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by one prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2023)

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)

18 Clough Road
Shaw
OLDHAM
OL2 8QD

Energy rating

D

Valid until: **16 October 2031**

Certificate number: 4849-5020-8029-2075-0296

Property type	Semi-detached house
Total floor area	118 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)

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Energy rating and score

This property's current energy rating is D. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		