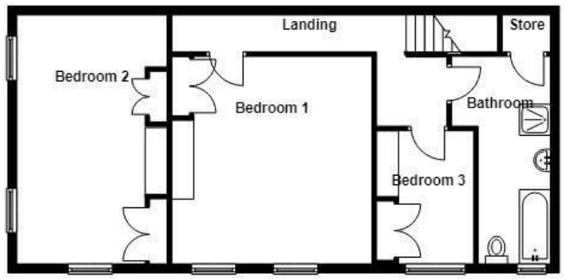
Keenans

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Grains Road, Oldham, OL2 8HH

Offers In Excess Of £550,000

AN EXQUISITE FARMHOUSE

Nestled on Grains Road in the charming area of Shaw, Oldham, this exceptional farmhouse presents a unique opportunity for those seeking a spacious and versatile home. Set on an impressive plot, the property boasts five generous living areas, providing ample room for relaxation and entertainment.
The accommodation features three well-proportioned bedrooms, with the potential to create a fourth bedroom on the ground floor, making it ideal for families or those needing extra space. The interior is tastefully decorated in neutral tones, allowing for a seamless blend of style and comfort.
One of the standout features of this property is its stunning location. Tucked away down a private lane, it offers breathtaking panoramic views of the surrounding countryside, creating a serene and picturesque setting that is hard to find. The outdoor space is equally impressive, with ample off-road parking available, ensuring convenience for residents and guests alike.
This farmhouse is not just a home; it is a lifestyle choice, offering a perfect balance of rural charm and modern living. With its versatile living space and idyllic surroundings, this property is truly not to be missed. Reputable local schools and everyday shops are just a short walk away, while seamless access to the motorway network and nearby public transport ensures effortless daily commuting.
Whether you are looking to entertain, relax, or simply enjoy the beauty of nature, this home has it all. We invite you to come and experience the magic of this remarkable property for yourself. For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Grains Road, Oldham, OL2 8HH

Offers In Excess Of £550,000

3 2 5 F

- Tenure Freehold
- Ample Off Road Parking
- Set On An Impressive Plot With Viewing Essential
- Two Bathrooms
- Council Tax Band TBC
- Three Well Proportioned Bedrooms
- Ideal Versatile And Spacious Home
- EPC Rating F
- Stunning Private Location With Breath Taking Panoramic Views
- Five Living Areas

Ground Floor

Entrance Hallway
10'10 x 3'5 (3.30m x 1.04m)

UPVC double glazed frosted entrance door, central heating radiator, partially tiled flooring, doors to two reception rooms.

Reception Room Two
14'8 x 10'10 (4.47m x 3.30m)

Two UPVC double glazed windows, central heating radiator, picture rail, gas fire with granite hearth and surround.

Reception Room One
18'4 x 15'7 (5.59m x 4.75m)

Two UPVC double glazed windows, central heating radiator, picture rail, cast iron multi fuel burner with tiled and exposed brick hearth and surround, inset shelving, television point, door to the kitchen diner.

Kitchen Diner
18'4 x 12'6 (5.59m x 3.81m)

UPVC double glazed window, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric high rise double oven with a four ring induction hob and extractor hood, space for a fridge freezer, plumbing for a dishwasher, cast iron multi fuel burner with exposed brick hearth and surround, centre island with breakfast bar, under staircase storage cupboard, tiled flooring, single glazed frosted doors to the utility room and vestibule, staircase to the first floor.

Vestibule
4'9 x 4'4 (1.45m x 1.32m)

Tiled elevations, tiled flooring, composite double glazed frosted stable door to the front.

Utility Room
14'9 x 7'10 (4.50m x 2.39m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine and dryer, Glow Worm boiler, tiled flooring, single glazed frosted door to the dining room.

Dining Room
14'9 x 11'6 (4.50m x 3.51m)

UPVC double glazed window, central heating radiator, two feature wall lights, tiled flooring, door to the snug/bedroom four.

Snug/Bedroom Four
15 x 14'9 (4.57m x 4.50m)

UPVC double glazed window, central heating radiator, storage hatch, door to shower room, oak door to the sun room.

Shower Room
7'6 x 4'6 (2.29m x 1.37m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, tiled elevations, PVC panelling to the ceiling, spotlights, extractor fan, tiled flooring.

Sun Room
17'6 x 14'9 (5.33m x 4.50m)

Two Velux windows, two central heating radiators, storage hatch, tiled flooring, composite double glazed stable door to the rear and UPVC double glazed French doors to the front.

First Floor

Landing
25'6 x 7'3 (7.77m x 2.21m)

Velux window, three feature wall lights, hardwood doors to three bedrooms and bathroom.

Bedroom One
15'7 x 14'11 (4.75m x 4.55m)

Two UPVC double glazed windows, central heating radiator, loft hatch, integrated storage.

Bedroom Two
18'7 x 11 (5.66m x 3.35m)

Three UPVC double glazed windows, central heating radiator, loft hatch, fitted wardrobes.

Bedroom Three
9'10 x 7'6 (3.00m x 2.29m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom
14'9 x 6'11 (4.50m x 2.11m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, panelled bath with mixer tap and rinse head, pedestal wash basin with traditional taps, direct feed shower enclosure, tiled elevations, PVC panelling to the ceiling, storage hatch, over staircase storage cupboard, slate effect vinyl flooring.

External

Garden to front and rear with Indian stone paving, mature shrubs and ample off road parking.





