



3 Parklands, Shaw

Offers in Region of £525,000





3 Parklands

Shaw, Oldham

*** EXECUTIVE DETACHED PROPERTY / FOUR BEDROOMS / MASTER EN-SUITE & DRESSING ROOM / FOUR PIECE FAMILY BATHROOM / OPEN PLAN BREAKFAST KITCHEN, DINING & SITTING ROOMS / GUEST WC / DOUBLE GARAGE / EXTENDED DRIVEWAY PARKING / CUL-DE-SAC LOCATION / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: F

Tenure: Freehold

- No Chain
- Executive Detached Property
- Four Bedrooms
- Open Plan Breakfast Kitchen, Sitting & Dining Room
- Guest WC & Master En-suite
- Private Rear Gardens
- Double Garage
- Driveway Parking
- Cul-De-Sac Location
- Viewings Highly Recommended



Entrance Porch

7' 9" x 4' 11" (2.35m x 1.5m)

Front and side facing double glazed windows, side facing entrance door, radiator, neutral décor, access to the ground floor accommodation.

Hallway

11' 2" x 8' 11" (3.41m x 2.71m)

Radiator, neutral décor, staircase giving access to the first floor.

WC

6' 2" x 5' 6" (1.89m x 1.67m)

Two piece suite in white comprising briefly of WC and vanity sink, part tiled walls.

Inner Hallway

4' 8" x 3' 0" (1.41m x 0.92m)

Accessed via double doors and steps leading down to the lounge.

Lounge

22' 1" x 11' 7" (6.72m x 3.53m)

Front, rear and side facing double glazed windows, radiator, neutral décor, feature electric fire.

Sitting Room

11' 1" x 13' 4" (3.37m x 4.07m)

Rear facing double glazed French doors giving access to the private rear garden, radiator, neutral décor, ceiling spotlights, open plan through to the dining room and kitchen.

Dining Room

14' 1" x 8' 12" (4.29m x 2.74m)

Rear facing double glazed French doors giving access to the private rear garden, radiator, neutral décor, ceiling spotlights, open plan to both kitchen and sitting room, internal garage access, wooden flooring.



Revilo

Revilo



Breakfast Kitchen

13' 5" x 13' 2" (4.08m x 4.02m)

Front and rear facing double glazed windows and rear facing double glazed French doors giving access to the private rear garden, feature radiator, neutral décor, ceiling spotlights, fully fitted kitchen with granite worktops, Belfast sink, electric hob, oven, integrated fridge & freezer, wine cooler, dishwasher, central island with breakfast bar, wooden flooring.

Double Garage

15' 9" x 15' 3" (4.8m x 4.65m)

Front facing electric garage door, side facing entrance door and rear facing door giving internal access to the property, utility area plumbed for automatic washing machine and dryer.

First Floor Landing

14' 1" x 9' 2" (4.28m x 2.8m)

Front facing double glazed window, radiator, neutral décor, access to the first floor living accommodation.

Bedroom One

11' 2" x 15' 9" (3.4m x 4.81m)

Front facing double glazed window and front facing double glazed French doors giving access to the balcony, radiator, neutral décor, double room.

Dressing Room

10' 7" x 7' 8" (3.22m x 2.34m)

Rear facing double glazed window, radiator, neutral décor, fitted wardrobes.

Ensuite

7' 8" x 7' 0" (2.34m x 2.14m)

Rear facing double glazed frosted window, heated towel rail, three piece suite in white comprising of WC, vanity hand basin and corner shower, tiled walls.





Bedroom Two

7' 8" x 16' 1" (2.33m x 4.9m)

Rear facing double glazed window, radiator, neutral décor, double room.

Bedroom Three

11' 5" x 9' 2" (3.47m x 2.8m)

Rear and side facing double glazed windows, radiator, neutral décor, double room.

Bedroom Four

7' 5" x 12' 2" (2.26m x 3.7m)

Front facing double glazed window, radiator, neutral décor, currently used as a home office/study.

Family Bathroom

9' 11" x 6' 10" (3.03m x 2.08m)

Front and side facing double glazed windows, heated towel rail, neutral décor, ceiling spotlights, four piece suite in white comprising briefly of WC, vanity hand basin with storage unit, freestanding oval bath and walk in shower with privacy glass, tiled walls and floor.

Revilo Insight

Tenure: Freehold / Title No: LA357603 / Class Of Title: absolute / Tax Band: F / Parking: Driveway Parking & Double Garage.

Externally the property offers substantial paved driveway parking with paved pathway giving access to the front door, side lawn with planting borders. The rear of the property offers fully landscaped private garden with paved patio, lawn, planting borders all enclosed with fenced boundaries with woodlands beyond.

Extended Driveway Parking leading to a Double garage.



GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



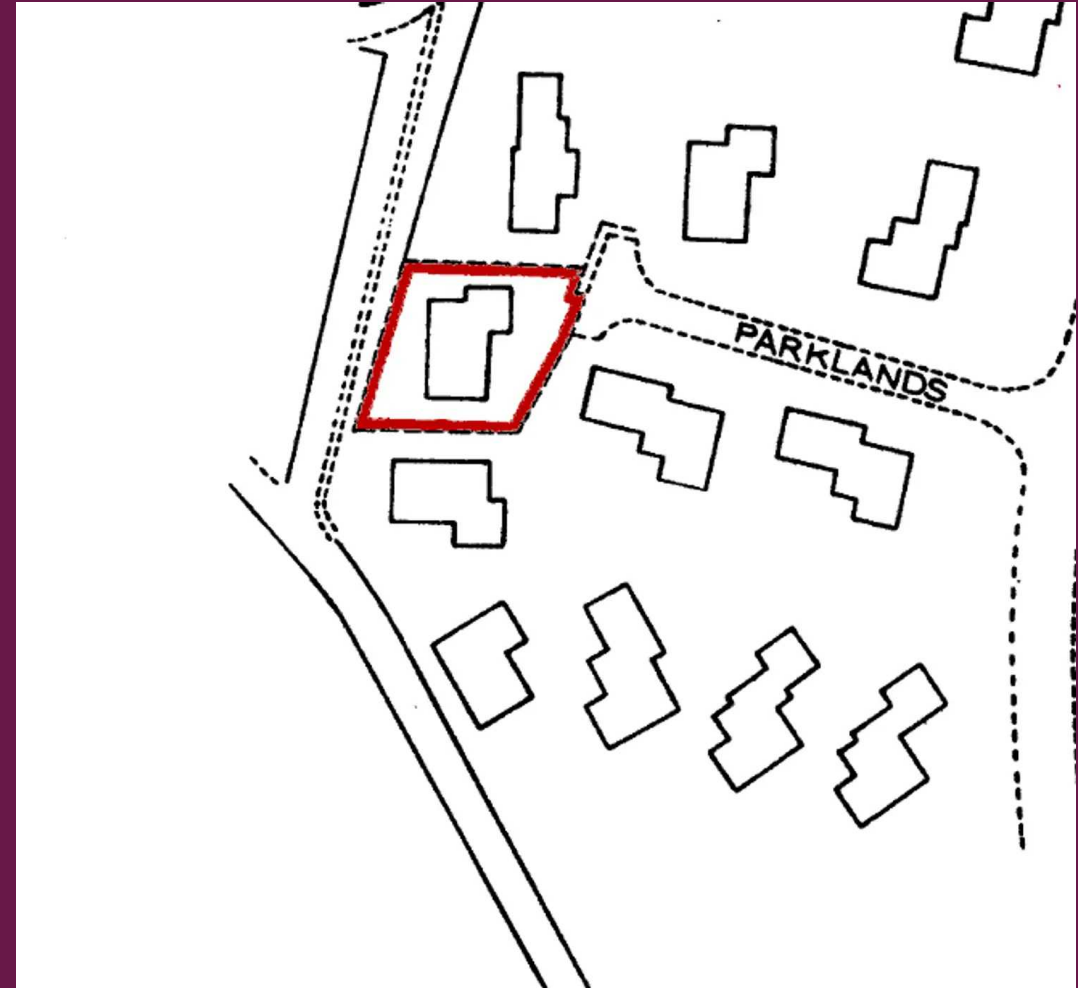
1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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