



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

10 Harden Hills

Shaw, Oldham

£525,000

- Five Bedroom
- Individual Detached Property
- Gas Central Heating
- Upvc Double Glazing
- Double Garage
- Quality Fitments Throughout
- Three En-Suite Shower Rooms
- EPC Rating - C



**** No Chain**** A rare opportunity to acquire this beautifully presented, individual five bedroom detached family home located in the much sought after area of Harden Hills. Offered in what can only be classed as "Show Home Condition" this property has been designed to a very high specification. A wonderfully crafted designer kitchen, immaculate decoration throughout, three en-suite shower rooms, private garden and a large double garage. Top quality fixtures and fittings throughout and oak doors just add to the quality of this amazing, pristine property. All carpets where fitted are new prestine quality. Viewing is highly recommended to appreciate the quality on offer.

ENTRANCE HALL

Composite door opens into entrance hall; radiator, polished porcelain tiles, Oak doors to garage, W.C, kitchen, lounge and dining room, under stairs cupboard, open plan staircase, spotlights.

CLOAKROOM

Floating basin, mixer tap drawer below, inset toilet, spot lights, polished porcelain floor, chrome radiator.

DINING ROOM/SECOND LOUNGE

13' 5" x 10' 3" (4.09m x 3.12m) Front aspect spacious dining room with Upvc double glazed window, radiator, carpet, glazed oak French doors, vaulted ceiling, ample space for furniture and further storage options.

KITCHEN/DINING ROOM

20' 8" x 18' 6" (6.3m x 5.64m) Cashmere handleless designer units incorporating floating eye wall & base units with chunky corian work tops, built in CDA double oven, CDA warming drawer, CDA microwave/combined oven, integrated dishwasher, designer hot tap for instant hot water, t.v, polished porcelain floor, soft close doors/drawers, radiator, glazed oak doors to the lounge, seamless island with chunky corian work top, full width bi-

folding Upvc doors allowing the garden inside.

UTILITY ROOM/DRYING ROOM

6' 0" x 4' 9" (1.83m x 1.45m) Cashmere base units, worktop, radiator, spot lighting, extractor, stainless steel mixer taps, plumbed for a washer, polished porcelain floor, oak door.

OFFICE

4' 9" x 5' 4" (1.45m x 1.63m) Side aspect, Upvc double glazed window, carpet, oak door.

LOUNGE

22' 7" x 15' 8" (6.88m x 4.78m) Triple aspect with Upvc double glazed windows, three radiators, french Upvc doors open out to garden, carpet, oak glazed doors, spot lighting, tv point.

LANDING

Large gallery landing, radiator, striped carpet, Upvc double glazed window, spot lighting, hatch for the loft.

MASTER BEDROOM

15' 0" x 13' 3" (4.57m x 4.04m) Front aspect, vaulted ceiling adds glamour and the wow factor to the extremely large master bedroom, Upvc double glazed window, two radiators, carpet, tv point.

DRESSING ROOM

7' 5" x 6' 0" (2.26m x 1.83m) Hanging space, drawer set, shoe shelving, vaulted ceiling, storage above.

ENSUITE

0m x 0m) Large walk in double shower cubicle with double overhead shower, floating sink with drawer below, mixer taps, floating toilet, chrome radiator, fully polished porcelain tile walls, floor spot lights, extractor fan, inset mirror.

BEDROOM TWO

11' 8" x 11' 2" (3.56m x 3.4m) Rear aspect with Upvc double glazed window, radiator, carpet, spot lighting.

ENSUITE

With Shower cubicle, tiled floor, pedestal wash hand basin, xxxxxx mixer taps, low level wc, chrome radiator, spot lighting, extractor fan

BEDROOM THREE

10' 8" x 10' 0" (3.25m x 3.05m) Rear aspect, carpet, spot lighting, radiator, Upvc double glazed window

ENSUITE

Shower cubicle, pedestal wash and hand basin with mixer taps, low level WC, chrome hanging wall radiator, Spotlights, laminate flooring.

BEDROOM FOUR

11' 3" x 8' 3" (3.43m x 2.51m) Rear aspect, carpet, Upvc

double glazed window, blinds, radiator.

BEDROOM FIVE

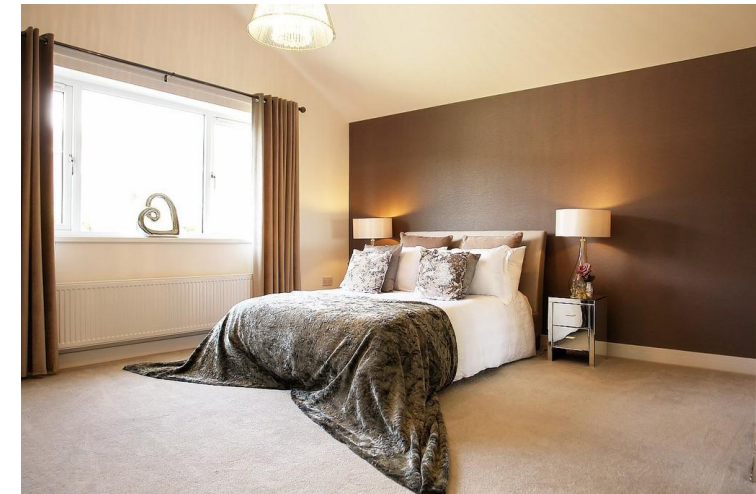
8' 9" x 7' 9" (2.67m x 2.36m) Front aspect, carpet, Upvc double glazed window, radiator.

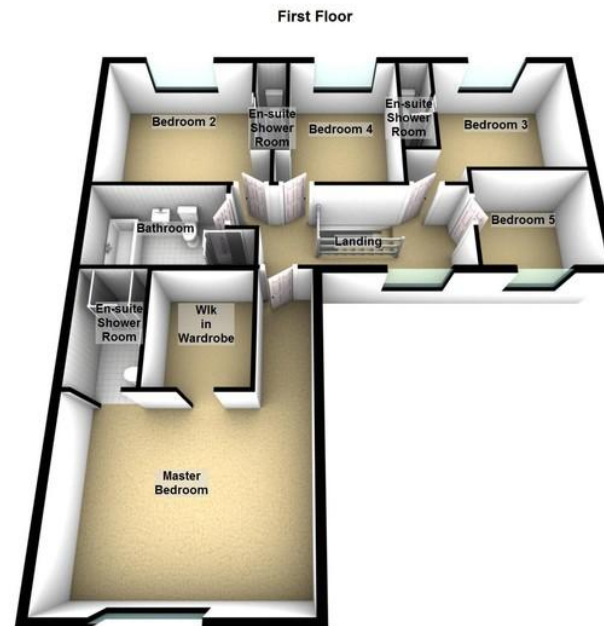
BATHROOM

Freestanding bath with free standing waterfall tap/shower, floating basin with drawer cupboard below, waterfall tap, inset toilet, corner shower with double shower head, polished porcelain floor and wall, spotlights, wall mounted chrome radiator.

GARAGE

16' 3" x 16' 3" (4.95m x 4.95m) Double width garage with up and over door, light & power, door to hallway and comb boiler (approximately one year old).





OUTSIDE

To the front of the property is a block paved driveway for two cars, stoned footpath leading to the front door and gated side access to the rear garden, lawn and laurel hedge to side boundaries.

To the rear is an enclosed garden with full length raised decked area, totally secluded and private, lawn area, shrubs to borders, fenced to boundaries, outside tap & electric socket.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND:F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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01706 291383

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Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements