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70 Oldham Road  
Denshaw OL3 5SP

£365,000

## SUMMARY

Large 4 Bed Detached Family Home

Set on a Sizeable Plot

Parking to the Front

Situated in Envious Location with Fabulous Views

Three Reception Rooms

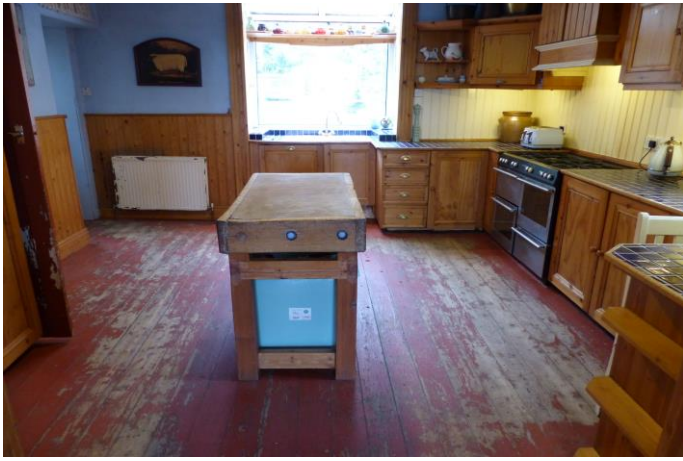
Viewing Essential to Appreciate



## MAIN ADVERT

Lang-Whiston Estates are delighted to bring this character property to the market for sale. Situated in the village of Denshaw with amazing views to both the front and rear this property is set over three levels and really must be viewed to appreciate the size. Internally comprising entrance hall, living / dining room, orangery, sitting room and breakfast kitchen to the ground floor with access down to the cellar with a further three rooms. To the first floor are four bedrooms, family bathroom and separate wc. The front cellar room is currently used as an office and has access from the front of the property off the driveway. The gardens run around from the front to the rear which a large cobbled area to the rear with an area ideal for a lawn to be laid. There are steps to the rear leading to a further area with a small patio space. Contact Lang-Whiston Estates to arrange your viewing appointment of this lovely home.





**Breakfast Kitchen** 14' 0" x 13' 10" (4.270m x 4.204m)

Fitted with a range of units incorporating a single drainer sink unit, 'Stoves' oven and integrated dishwasher. The work surfaces are tiled and there is a double glazed window to the rear and side elevations. The rear window has a skylight above. With exposed floorboards and a radiator this room is open plan through to the sitting room.

**First Floor Landing**

With a single glazed window to the front and a double glazed window to the rear the landing has exposed floorboards and a radiator. Access to the loft space is gained from the landing.

**Orangery** 6' 4" x 21' 1" (1.919m x 6.419m)

With a stable door and french doors leading out to the rear garden, there are double glazed windows to the side and rear.

**Bedroom One** 14' 4" plus bay x 13' 9" (4.369m plus bay x 4.196m)

Situated to the front of the property with a single glazed bay window and radiator.

**Bedroom Two** 11' 9" plus bay x 14' 8" (3.584m plus bay x 4.463m)

With a single glazed bay window to the front and radiator.

**Bedroom Three** 11' 9" x 14' 8" (3.583m x 4.463m)

Situated to the rear of the property with a double glazed window and radiator.

**Bedroom Four** 10' 3" x 7' 3" narrowing to 5' 7" (3.121m x 2.205m narrowing to 1.696m)

Situated to the rear of the property with a double glazed window and radiator.

**ACCOMMODATION**

**Description**

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**Entrance Hall** 21' 7" x 7' 7" (6.578m x 2.317m)

This large entrance hallway has the front door to the front with surrounding feature leaded windows, warmed by central heating radiator with wooden flooring and a single glazed window to the rear. A door leads down to the basement.

**Living Room** 14' 7" x 23' 9" plus bay (4.433m x 7.250m plus bay)

This stunning reception room has a large single glazed bay window to the front elevation. With many original features including two feature leaded windows to the side, fireplace with a multi fuel stove inset and feature coving to the ceiling. There are french doors to the rear of the room leading to the orangery with doors to the front and rear of the room leading into the entrance hallway. Exposed floorboards and two radiators.

**Sitting Room** 14' 1" x 13' 11" plus bay (4.288m x 4.236m plus bay)

Situated to the front of the property with a single glazed bay window with built in seating. Feature fireplace with inset gas stove, two feature leaded windows to the side elevation and feature coving to the ceiling. Exposed floorboards and radiator.



### Family Bathroom

Fitted with the original bathroom suite which comprises panelled bath and pedestal wash hand basin with tiling to the walls. A double glazed window sits to the rear elevation and there are fitted storage cupboards.

### Separate WC

Fitted with a low level flush wc and a double glazed window to the side elevation.

### Basement

There is a storage area at the bottom of the stairs that gives access through to the remainder of the basement.

### Room One 13' 3" x 14' 11" (4.049m x 4.548m)

Benefiting from power and light this room is plumbed for an automatic washing machine and has a door leading through to Room Two.

### Room Two 13' 0" x 15' 0" (3.973m x 4.579m)

Again benefiting from power and light this room has the original flag flooring. The boiler is housed in this room.

### Room Three 14' 1" narrowing to 5' 6" x 14' 2" (4.301m narrowing to 1.678m x 4.329m)

Situated to the front with a large double glazed window and radiator this room is currently used as an office. There is a door that opens out to the driveway.

### Front of Property

There is a plot to the front of the house for off road parking and access into the basement. Steps lead up to the front door with a garden area and access can be gained to the rear garden. A further driveway sits to side with gates giving access for vehicles to the rear.

### Rear of Property

A large cobbled courtyard sits behind the house with established trees and shrubs beyond. Steps lead up to a further small patio area.

### Council Tax

Band E

### Tenure

To be confirmed.

## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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# Energy Performance Certificate

70 Oldham Road, Denshaw, OLDHAM, OL3 5SP

**Dwelling type:** Detached house  
**Date of assessment:** 08 November 2016  
**Date of certificate:** 09 November 2016

**Reference number:** 8266-7229-3589-6308-7902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 264 m<sup>2</sup>

## Use this document to:

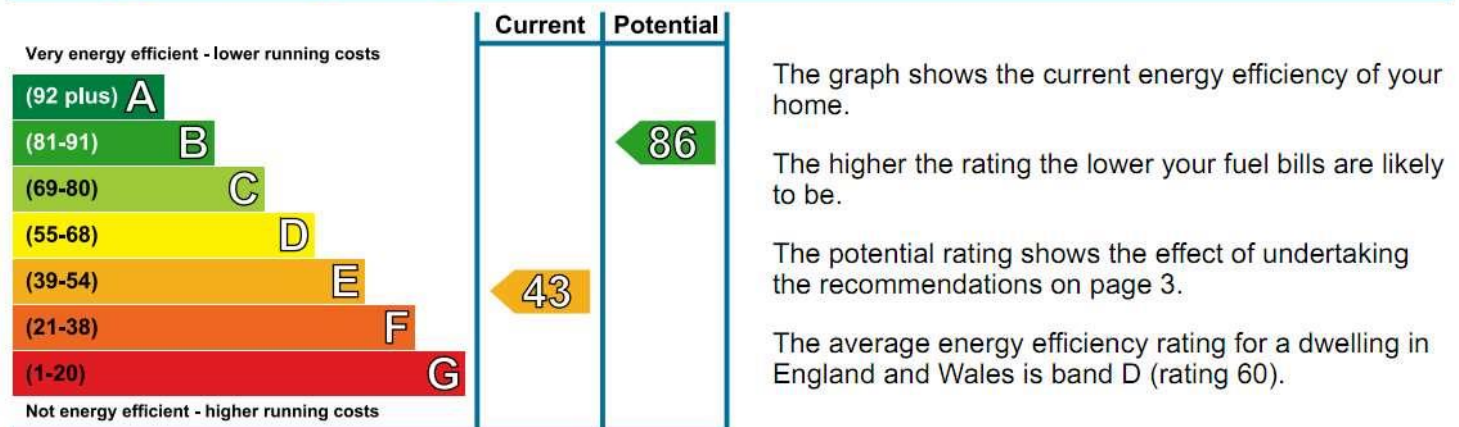
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 12,846</b>
<b>Over 3 years you could save</b>	<b>£ 6,594</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 390 over 3 years	
Heating	£ 11,691 over 3 years	£ 5,469 over 3 years	
Hot Water	£ 765 over 3 years	£ 393 over 3 years	
<b>Totals</b>	<b>£ 12,846</b>	<b>£ 6,252</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 297	
2 Cavity wall insulation	£500 - £1,500	£ 2,739	
3 Internal or external wall insulation	£4,000 - £14,000	£ 462	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.