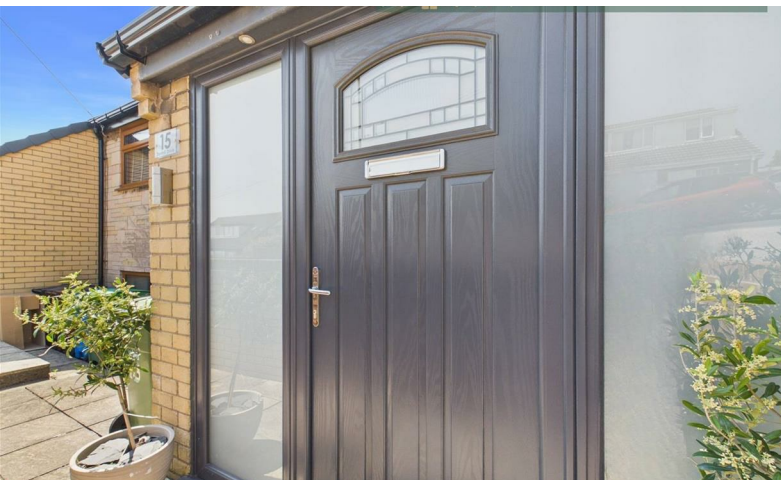




MCDERMOTT & CO

THE PROPERTY AGENTS



**£370,000**

15 Den Hill Drive, Springhead, Oldham, OL4 4NR

# 15 Den Hill Drive, Springhead, Oldham, OL4 4NR

McDermott & Co are proud to present this stunning extended three-bedroom family home, ideally situated within a highly sought-after location, offering an exceptional blend of modern design, high specification, and versatile living space throughout.

The property features a beautifully presented open-plan kitchen, dining, and living area, finished to a high standard and perfect for modern family life and entertaining. A bright and stylish lounge with French doors provides a welcoming additional living space, while the ground floor offers a seamless and sociable layout.

To the first floor are three well-proportioned bedrooms, including a superb main bedroom with Juliet balcony and en-suite, alongside a beautifully finished family bathroom, all presented in excellent condition.

Externally, the property continues to impress with a landscaped rear garden enjoying a south-west facing aspect and far-reaching views towards Hartshead Pike and even reaching Jodrell Bank on the horizon. A standout feature is the bespoke garden outbuilding, currently utilised as a bar and entertainment space, with a separate section used as a home office/store room, offering excellent flexibility for modern living.

Further benefits include off-road parking for two vehicles, EV charging point, and stylish outdoor seating areas, making this a truly turn-key home.

This is an outstanding opportunity to acquire a high-specification, modern home with unique lifestyle features, perfectly suited to both family living and entertaining.

## Hallway

8'2" x 2'7" (2.49m x 0.79m)

A bright and stylish entrance hallway, finished with herringbone LVT flooring and wall panelling, creating a clean and modern look.

A standout feature is the split-level staircase with light wood steps, white balustrade and hidden storage, adding character and enhancing the sense of space.

Finished with ceiling lighting and a radiator, this is a welcoming and practical entrance to the home.

## Lounge

10'2" x 15'8" (3.12m x 4.78m)

A stunning and beautifully presented lounge, finished to a high specification with a bright and contemporary feel throughout. The room benefits from French doors with fitted shutters, allowing an abundance of natural light while providing direct access to the rear garden.

The space features herringbone LVT flooring, complemented by neutral décor and decorative wall panelling, adding a stylish and modern touch.

Well-proportioned, the lounge offers ample seating space and is finished with modern ceiling lighting and a wall-mounted radiator, making it a bright, comfortable, and sociable living space ideal for both relaxing and entertaining.

## Dining Room

14'3" x 17'7" (4.34m x 5.36m)

A beautifully presented and spacious dining room, forming part of a stylish open-plan kitchen and dining area, ideal for modern living and entertaining.

The space is enhanced by herringbone LVT flooring, decorative wall panelling, and fitted units providing additional storage, creating a clean and contemporary finish. A striking circular feature window adds character while allowing additional light to flow through the space. Sliding doors open onto the garden, providing plenty of natural light and a seamless indoor-outdoor connection.

Finished with pendant lighting, wall lights, and a wall-mounted radiator, this is a bright and sociable space perfect for dining and hosting.

## Kitchen

A truly stunning and beautifully appointed bespoke kitchen, finished to an exceptional specification with a refined contemporary design. Fitted with a range of elegant shaker-style cabinetry, the space is complemented by luxurious quartz work surfaces, creating a sophisticated and durable finish throughout.

The kitchen is thoughtfully designed with a suite of integrated appliances, including a Bosch induction hob and Bosch oven, as well as a washing machine, dryer and dishwasher, combining style with high-performance functionality. A striking peninsula unit houses the integrated fridge, and freezer, providing generous storage and workspace while serving as an impressive social hub, enhanced by statement pendant lighting above.

A feature Belfast-style sink is perfectly positioned beneath a window, allowing natural light to flood the space while offering a pleasant outlook, further enhancing the sense of openness. The layout flows effortlessly into the dining area, making it ideal for both everyday living and entertaining.

Finished with herringbone LVT flooring and recessed ceiling lighting, this is a luxurious, high-end kitchen space, combining style, functionality, and modern living at its finest — truly the heart of the home.

## Stairs & Landing

3'1" x 10'9" (0.94m x 3.28m)

A stunning and beautifully presented split-level staircase and landing, finished to a high specification with a bright and contemporary feel.

The space features light wood stairs with white balustrade and modern metal spindles, creating a stylish focal point and enhancing the sense of openness. The landing is finished with herringbone LVT flooring and decorative wall panelling, continuing the high-quality finish throughout the home.

Further features include recessed ceiling spotlights, natural light, a wall-mounted radiator, and loft access via a pull-down ladder, providing additional storage practicality.

This is a bright, elegant, and well-designed transitional space.

## Bedroom One

14'4" x 12'0" (4.37m x 3.66m)

A stunning and beautifully presented rear facing main bedroom, finished to a high specification with a bright and contemporary feel. The room benefits from a Juliet balcony with glazed doors, providing an abundance of natural light and enjoying far-reaching open views.

The space is well-proportioned and features fitted wardrobes, offering excellent storage while maintaining a clean and modern finish.

Further features include carpeted flooring, recessed ceiling spotlights, and a wall-mounted radiator, creating a comfortable and stylish bedroom, ideal for modern living.

## En-suite

6'2" x 5'11" (1.88m x 1.80m)

A stylish and well-presented en suite shower room, fitted with a walk-in shower enclosure with glass screen and rainfall shower, creating a modern and practical space.

The suite also includes a vanity unit with integrated wash basin and a low-level WC, complemented by feature patterned wall tiling within the shower area, adding a touch of character.

A window with fitted blinds allows for natural light, enhancing the bright and airy feel, while additional features include a heated towel rail and ceiling spotlights.

Finished with contemporary tiling throughout, this is a clean, modern, and functional en-suite, ideal for everyday use.

## Bedroom Two

8'9" x 7'11" (2.67m x 2.41m)

A bright and well-presented rear facing second bedroom, offering a comfortable and practical layout. The room benefits from a large window with fitted blinds, allowing for plenty of natural light and enjoying far-reaching open views.

The space features fitted wardrobes and overhead storage, maximising practicality while maintaining a clean finish.

Finished with carpeted flooring, a ceiling light fitting, and a wall-mounted radiator, this is a well-proportioned and versatile bedroom, ideal for everyday use.

## Bedroom Three

8'9" x 7'7" (2.67m x 2.31m)

A bright and beautifully presented front facing third bedroom, currently styled as a nursery, offering a warm and inviting space. The room benefits from a large window with fitted blinds, allowing plenty of natural light and enjoying pleasant open views.

The space features fitted wardrobes with overhead storage, maximising practicality while maintaining a clean and modern finish.

Finished with carpeted flooring, a ceiling light fitting, and a wall-mounted radiator, this is a comfortable and versatile bedroom, ideal for family use, guests, or a home office.

## Bathroom

5'7" x 10'4" (1.70m x 3.15m)

A beautifully presented and stylish family bathroom, finished to a high specification with a modern yet timeless design. The suite comprises a freestanding bath with matte black fittings, adding a striking focal point, alongside a walk-in shower enclosure with black-framed glass screen and rainfall shower.

The room also features a vanity unit with integrated wash basin and a low-level WC, offering both practicality and storage.

A window with fitted blinds allows for plenty of natural light, while half-height panelling and neutral tiling create a clean and elegant finish throughout. Additional features include a heated towel rail and ceiling spotlights, completing this bright and well-appointed space.

## External

A well-presented property offering off-road parking for two vehicles via a spacious resin driveway to the front, with steps leading to the front door and the added benefit of an EV charging point, enhancing

## Directions

