



Lower Turf Lane  
Oldham, OL4 4BG

Offers over £625,000



There's no agent like home

Occupying an elevated position in Saddleworth with far-reaching views towards Indian's Head and Hartshead Pike, this beautifully renovated four-bedroom detached residence offers approximately 1,916 sq. ft of high-quality family accommodation in one of Scouthead's most desirable residential settings. Designed with long-term family living in mind, the property combines generous proportions, multiple reception areas, exceptional storage, and modern upgrades creating a home ready to grow into for years to come.

The property has undergone comprehensive modernisation, including:

- New windows and bifold doors throughout
- New boiler and upgraded radiators
- Full electrical rewire
- Complete re-plastering
- Modernised bathrooms
- Full cosmetic refurbishment
- Fitted blackout blinds and curtains
- Integrated EV charging point
- Electric roller shutter doors to the double garage
- External electric points and water taps



## GROUND FLOOR

A welcoming entrance hallway leads into a substantial open-plan lounge, thoughtfully designed for both relaxed evenings and larger family gatherings. Full-width bifold doors open onto the rear garden, seamlessly connecting indoor and outdoor space while framing the established garden and elevated outlook.

The contemporary kitchen flows naturally into a dedicated dining area, forming the true heart of the home, ideal for everyday family life as well as entertaining.

A separate snug, complete with integrated multi-room surround sound, offers a versatile second reception room perfect as a cinema room, playroom, or home office. This room also benefits from bifold doors opening directly onto the garden.

### Hallway

Radiator, stairs leading to first floor, doors leading to:

### Lounge/Diner 28'9" x 13'0" (8.76m x 3.96m)

Double glazed bow window to front, two radiators, bi-fold door opening to the rear garden.

### Kitchen/Breakfast Room 12'0" x 18'6" (3.67m x 5.64m)

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge/freezer, double glazed window to rear, radiator.

### Snug 11'0" x 12'10" (3.35m x 3.91m)

Two double glazed windows to rear.

### Utility Room 8'5" x 7'3" (2.56m x 2.21m)

Worktop space with inset sink and taps, plumbing for washing machine, space for tumble dryer, double glazed window to side, door leading to:

### Cloakroom

Double glazed window to side, two piece suite comprising, pedestal wash hand basin and low-level WC.

## FIRST FLOOR

Upstairs provides four well-proportioned double bedrooms with fitted wardrobes.

The principal bedroom enjoys exceptional elevated views towards Indian's Head and the surrounding countryside — a peaceful outlook to wake up to each morning. The room benefits from a stylish en-suite shower room.

Across the landing, the beautifully appointed family bathroom features both a separate shower enclosure and bath, along with WC facilities. An additional contemporary shower room finished in marble-effect panelling with gold accents provides further convenience for busy households.

In total, the property benefits from multiple bath and shower facilities, ensuring practicality for family living.

A full-length loft space with ladder access offers substantial storage and future potential, complemented by additional loft space above the garage.

### Landing

Doors leading to:

### Master Bedroom 19'8" x 13'0" (5.99m x 3.96m)

Double glazed window to front, radiator, door leading to:

### En-suite 5'9" x 5'10" (1.75m x 1.79m)

Two piece suite comprising, vanity wash hand basin and shower area.

### Bedroom 2 12'0" x 14'9" (3.66m x 4.50m)

Double glazed window to rear, radiator, open to:

### En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC.

### Bedroom 3 9'1" x 14'9" (2.76m x 4.50m)

Double glazed window to front, radiator.

### Bedroom 4 8'8" x 13'0" (2.64m x 3.96m)

Double glazed window to rear, radiator.

### Family Bathroom

Four piece suite comprising, bath, vanity wash hand basin, shower area and low-level WC, double glazed window to side, radiator.

## OUTSIDE

The property benefits from well-established landscaped gardens to both front and rear, finished with contemporary porcelain tiling surrounding the property to create a clean, low-maintenance finish.

A generous driveway provides ample off-road parking in addition to the integral double garage.

The elevated rear garden maximises privacy and light,

offering an ideal setting for children to play and for family gatherings while enjoying uninterrupted local views towards Indian's Head and Hartshead Pike.

## DISCLAIMER

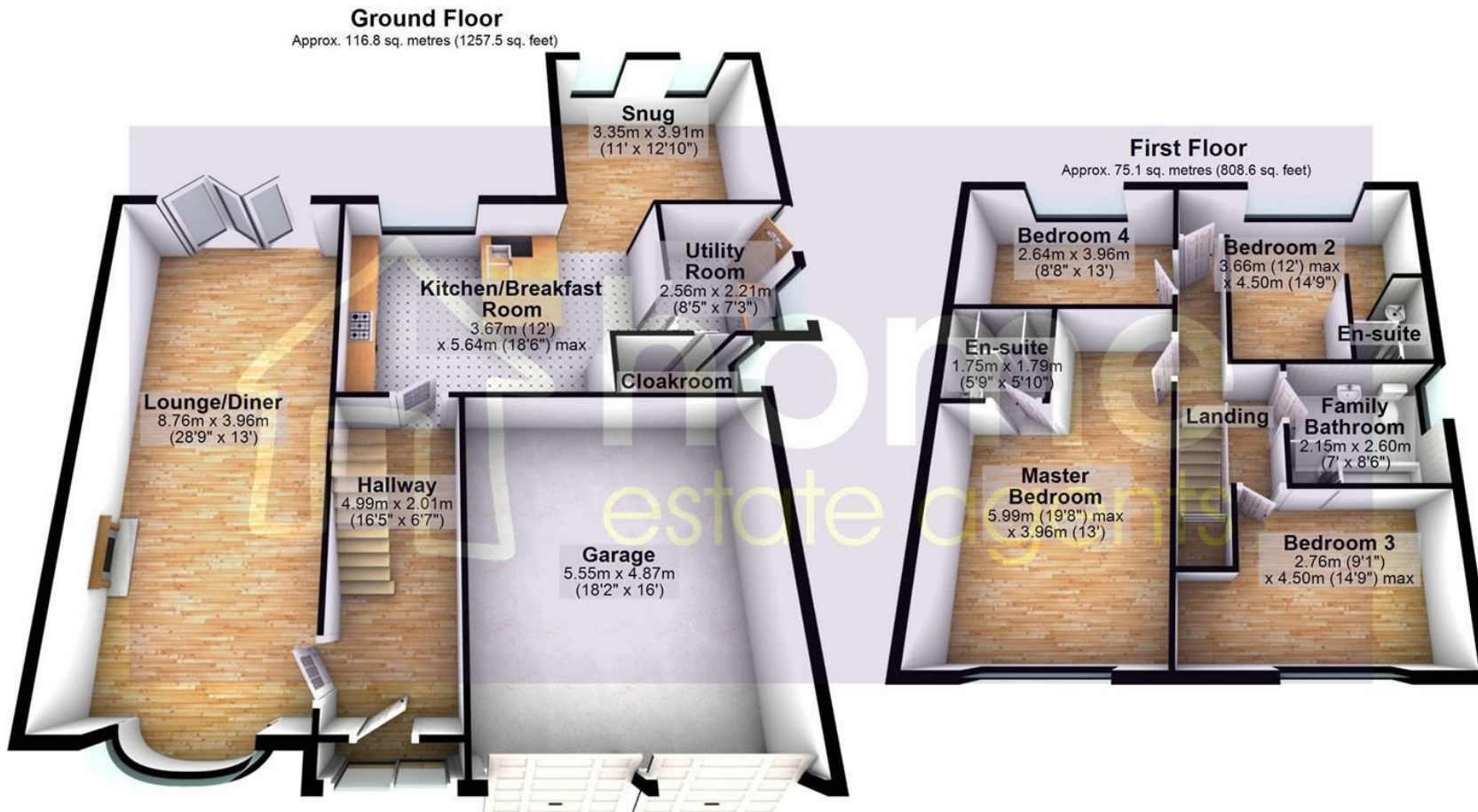
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)







Total area: approx. 191.9 sq. metres (2066.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC