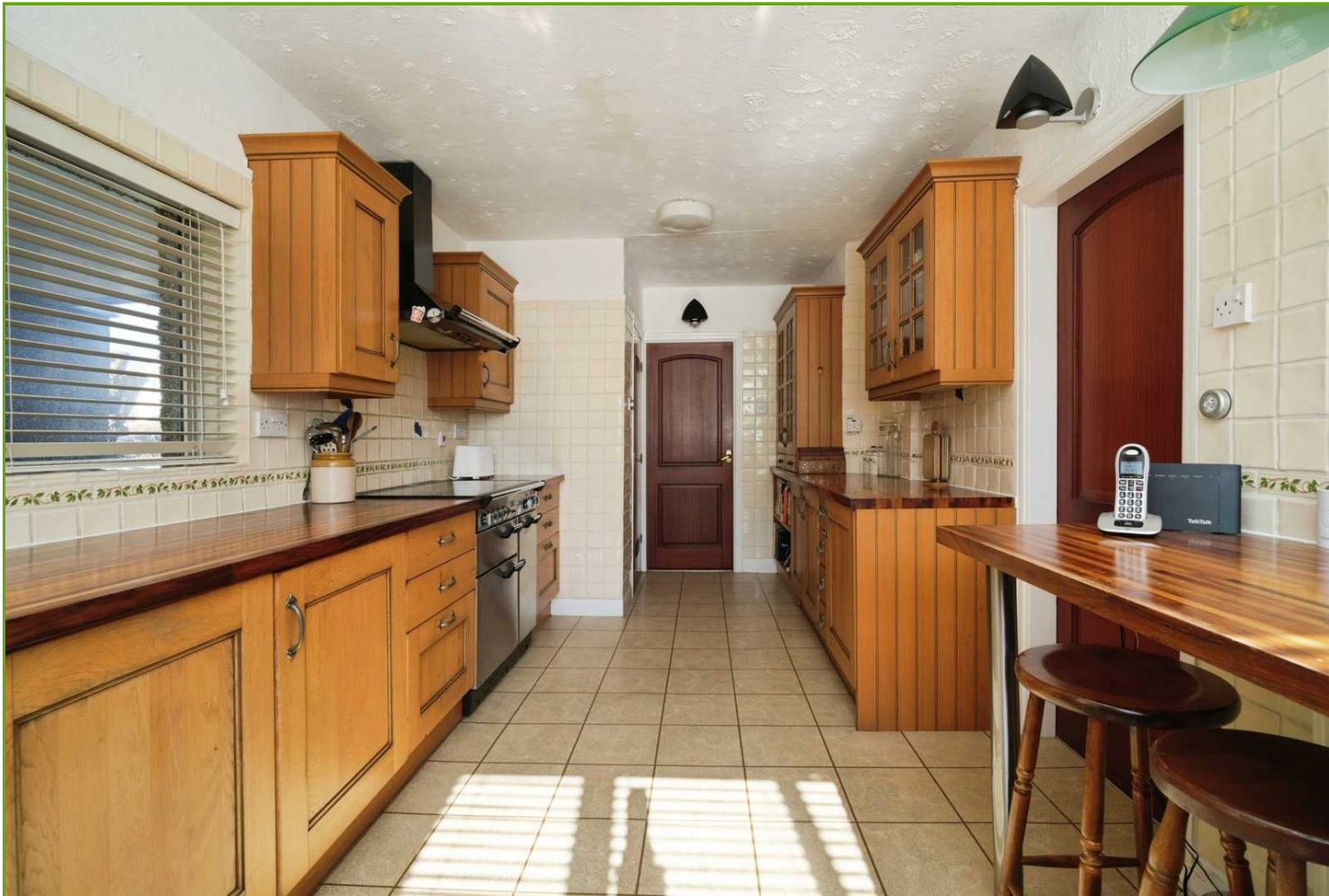
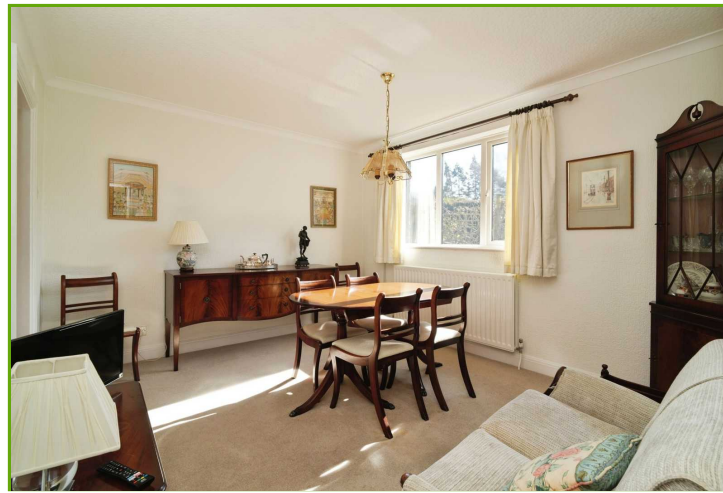




Palin Wood Road, Delph, Oldham,
Greater Manchester, OL3

Guide Price: £425,000

Tenure: Freehold



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Council Tax Band: E EPC Rating: TBC Local Authority: Oldham Council

Nestled within an attractive and highly sought-after residential setting, this exceptional four-bedroom detached residence presents a rare opportunity to acquire a substantial and beautifully arranged family home. Offering an abundance of internal space, a thoughtfully designed layout, and a seamless blend of comfort and practicality, this property has been carefully maintained to create a warm yet refined living environment.

Entrance Hallway

A spacious entrance hallway providing excellent storage for coats, with additional understairs storage. Bright and welcoming, it offers a practical introduction to the home while keeping everyday essentials neatly tucked away.

Lounge

22'3" x 12'2" (6.78m x 3.7m)
Positioned at the front of the property, the lounge is a generously sized and beautifully light-filled reception room. Offering a comfortable and relaxed setting, it provides ample space for a variety of seating arrangements, making it perfect for both quiet evenings and formal entertaining.

Kitchen

21'11" x 9'3" (6.68m x 2.82m)
A well-designed and functional kitchen forming part of the home's sociable rear living space. Offering excellent worktop and storage space, it is ideal for day-to-day cooking and family meal preparation. The layout connects seamlessly with the dining area, making it a highly practical and social hub of the home.

Dining Room

12'2" x 11'5" (3.7m x 3.48m)
Flowing directly from the kitchen, the dining room is perfectly positioned to the rear of the property. It comfortably accommodates a family-sized dining table and is ideal for both everyday meals and hosting guests. Its open connection to the kitchen enhances usability and creates a natural entertaining space.

Sun room

11'7" x 8'9" (3.53m x 2.67m)
A superb additional reception room flooded with natural light, positioned with direct access to the rear patio. This versatile space offers year-round usability and can function as a second sitting room, playroom, or relaxing garden room. Its bright and airy feel makes it one of the standout features of the ground floor.

Downstairs WC

A well-positioned and essential ground floor cloakroom fitted with a WC and wash basin. Ideal for guests and everyday family living, it adds practicality without compromising on space or style.

Master Bedroom

12'3" x 11'5" (3.73m x 3.48m)
A well-proportioned principal bedroom offering a peaceful and private retreat. Benefiting from generous floor space, it comfortably accommodates a large bed and bedroom furniture. It also enjoys direct access to the ensuite shower room, enhancing both privacy and convenience.

Ensuite shower room

7'9"x 5'9" (2.36mx 1.75m)
A contemporary ensuite shower room, accessible both from the bedroom and the landing. Fitted with a modern shower, wash basin, and WC, it combines convenience with a sleek, functional design suitable for everyday use.

Bedroom 2

14'6" x 11'1" (4.42m x 3.38m)
A spacious double bedroom offering excellent proportions and flexibility. Ideal as a guest room or secondary main bedroom, it provides ample space for wardrobes and additional furnishings while maintaining a bright and comfortable feel.

Bedroom 3

12'1" x 8' (3.68m x 2.44m)
A well-sized single bedroom, perfectly suited for use as a child's bedroom, nursery, or dedicated home office. Its proportions allow for practical furniture placement while still maintaining a comfortable living space.

Bedroom 4

10'2" x 6'9" (3.1m x 2.06m)
A further well-proportioned single bedroom offering flexibility for a variety of uses,including guest accommodation, study space, or hobby room. Its adaptable layout makes it a valuable addition to the first floor.

Family bathroom

9' x 5'9" (2.74m x 1.75m)
A well-appointed family bathroom serving the additional bedrooms, fitted with a bath with a power shower over, a wash basin, and a WC. Designed for everyday convenience, it offers a practical and comfortable space for family use.

Driveway and garage

25'7" x 16'8" (7.8m x 5.08m)
The property benefits from a private driveway providing ample off-road parking and leading directly to the integral garage. The garage is conveniently accessed from within the home as well as externally, offering secure parking and excellent additional storage space. This practical arrangement enhances everyday convenience while also catering for multiple vehicles.

Garden

To the front, the property enjoys a neatly presented garden that enhances kerb appeal and creates an attractive first impression. To the side, an additional garden area provides valuable extra outdoor space, offering flexibility for a range of uses. To the rear, a private garden features a well-designed patio area, ideal for outdoor dining, entertaining, or relaxing in a peaceful setting. This combination of outdoor spaces ensures the home is as impressive externally as it is internally, catering perfectly to modern family living.

Area and local amenities

Situated within the highly regarded Saddleworth area, this home occupies a quiet and established residential position on the edge of the ever-popular village of Delph. The location offers an excellent balance of semi-rural tranquillity and everyday convenience, with open countryside, local footpaths, and access to the surrounding Pennine landscape all close at hand.

Delph village centre is within easy walking distance and provides a strong sense of community along with a range of useful amenities. These include a village store, local shops, cafés, and a number of well-regarded traditional pubs, all set amongst attractive stone buildings and historic surroundings.

For families, the property is particularly well positioned. Delph Primary School is located within the village itself and is highly regarded locally, while secondary education is served by Saddleworth School and Oldham Hulme Grammar School, both accessible within a short drive. A number of other well-performing primary schools can also be found across the Saddleworth villages.

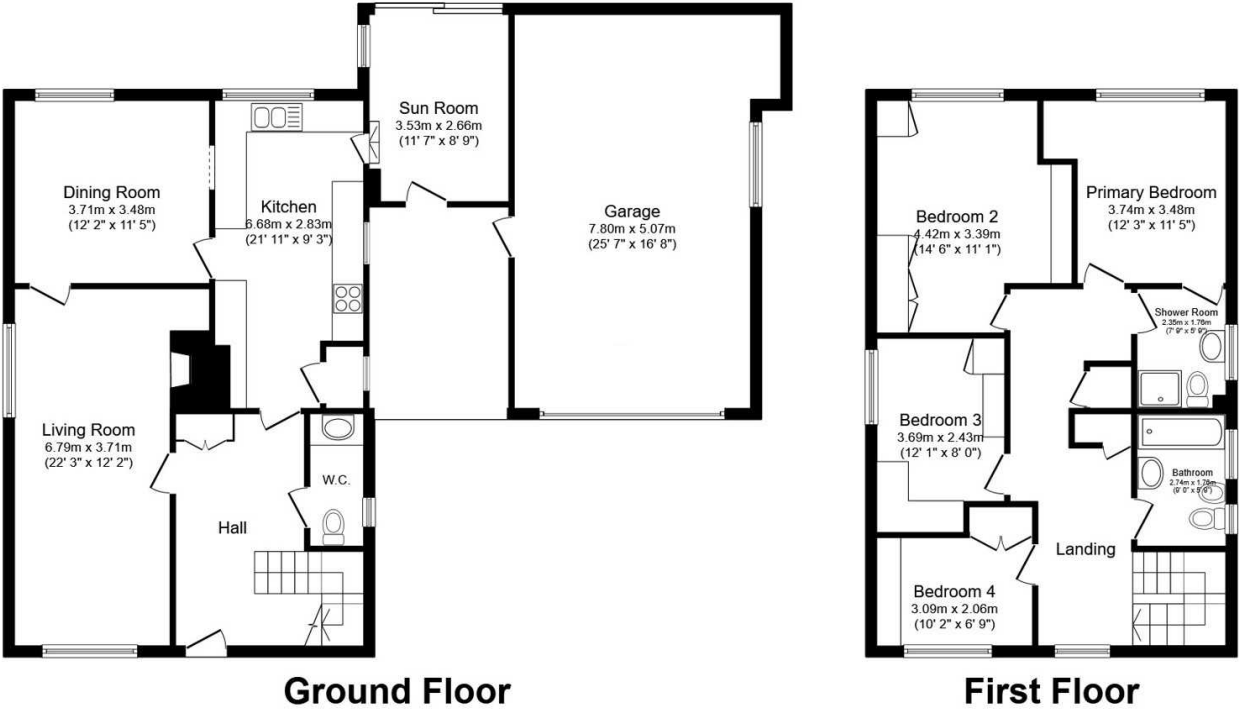
Additional amenities can be found in Uppermill, just a short drive away, offering a wider selection of independent shops, bars, restaurants, and canal-side walks.For commuters, Greenfield railway station is easily accessible by car and provides regular direct services into Manchester, making this an ideal location for those seeking a countryside setting without compromising on connectivity.

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All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Total floor area 193.5 sq.m. (2,083 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com