

**15 Glebe Street  
Oldham, OL2 7SF**

3 bedroom terraced property in Shaw, within walking distance of local shops and tram station. Briefly comprising; lounge with vestibule, modern fitted dining kitchen, 3 bedrooms and a modern fitted bathroom. The rear yard has a brick built shed. Ideal for first time buyer or investor.

**Modern fitted dining kitchen**

**Rear garden**

**3 bedrooms**

**Modern fitted bathroom**

**£124,950**

**Lounge** 12' 1" x 13' 7" (3.68m x 4.14m)

Lounge with entrance vestibule.

**Dining kitchen** 13' 11" x 13' 7" (4.23m x 4.13m)

Lovely modern fitted kitchen with sage green subway tile splashback. Plumbed for an automatic washing machine. Integrated oven, hob and extractor fan. Storage cupboard.

**Bedroom 1** 12' 3" x 13' 6" (3.73m x 4.12m)

To the front elevation

**Bedroom 2**

To the rear elevation

**Bedroom 3** 11' 6" x 7' 1" (3.51m x 2.15m)

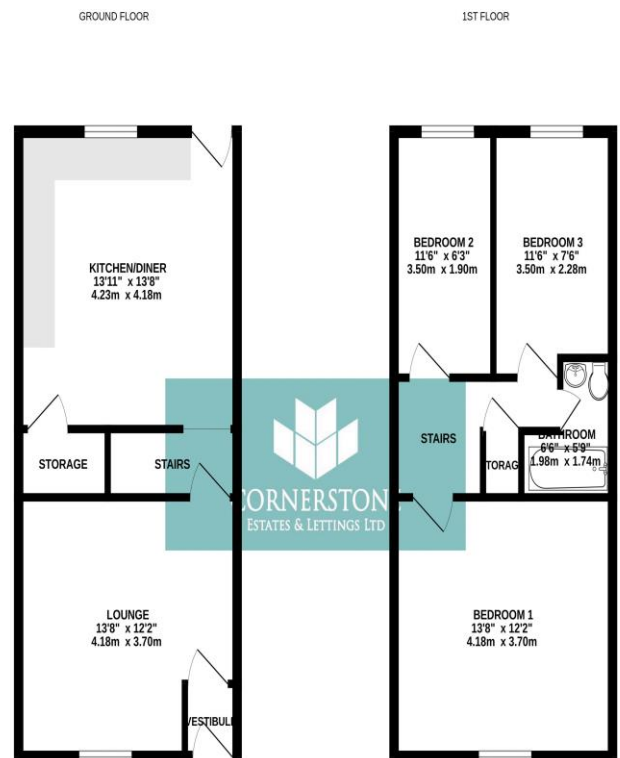
To the rear elevation

**Bathroom** 7' 5" x 5' 6" (2.26m x 1.68m)

Modern fitted bathroom with tasteful tiling to the walls. Vinyl flooring.

**Financial advice**

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, suppliers and suppliers shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagen 2024.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

15 GLEBE STREET  
SHAW  
OL2 7SF

Energy rating

C

Valid until: 17 November 2030

Certificate number: 9360-2458-4090-2590-8131

Property type Mid-terrace house

Total floor area 82 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		