



6 Arley Drive Oldham, OL2 8DY

Immaculate THREE bedroomed semi detached property standing on a large corner plot. This beautiful home has been lovingly renovated throughout and is a credit to the current owners. Front porch leading to tastefully decorated lounge. Stunning modern kitchen with quality fittings and integral door leading to a large garage with utility area. Upstairs are three bedrooms and the family bathroom which has a mains shower. Outside there is a front garden, side garden and south facing rear patio area. Situated close to good schools and Shaw Town Centre, this property is ideal for those who would enjoy the local countryside walks, or commuters to Manchester, Leeds and Liverpool.



Semi Detached

Beautiful Large Modern Kitchen.

Freehold

Tastefully Decorated Throughout

Three bedrooms

Large Garage with Utility Area

Great location with Metro Link Closeby

Great Corner Plot

£239,950

Entrance Porch 4' 0" x 3' 10" (1.22m x 1.18m)

Entrance porch with double glass doors leading to lounge.

Lounge 13' 7" x 15' 5" (4.15m x 4.69m)
light and airy lounge, tastefully decorated with laminate flooring. Storage cupboard under stairs and Media wall with shelves.

Kitchen/Breakfast Room 7' 10" x 15' 5" (2.38m x 4.71m)

Stunning modern quality fitted kitchen, complete with integral fridge freezer and dishwasher. The two large windows make this room so bright and airy. Fitted breakfast area.

Family Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

Modern white three piece with mains shower over the bath.

Bedroom 1 10' 7" x 10' 2" (3.23m x 3.09m)

Lovely double room with rear aspect.

Bedroom 2 11' 3" x 7' 10" (3.42m x 2.39m)

Good size double bedroom with front aspect.

Bedroom 3 8' 0" x 7' 9" (2.45m x 2.35m)
Single room with front aspect.

Landing

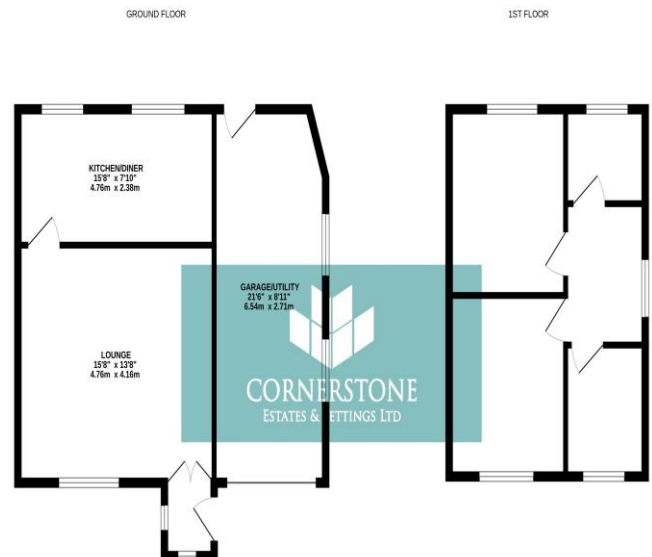
Landing with window allowing lovely views.

Outside

Large corner plot with front and side gardens and south facing patio area to rear.

Garage 21' 2" x 8' 10" (6.44m x 2.69m)

Large garage with utility area. complete with laminate floor which makes the whole area very useful. Combination boiler is in the utility area.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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.
Made with Madropo (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)

6, Arley Drive Shaw OLDHAM OL2 8DY	Energy rating D	Valid until: 23 April 2026 <hr/> Certificate number: 9258-8070-7244-4546-2950
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Property type	Semi-detached house
Total floor area	65 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 D. 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		