



47 Lily Street Oldham, OL2 6EB

This charming true bungalow is set on a generous corner plot with beautiful mature gardens and offering the opportunity to extend further (STPP). The property offers a welcoming entrance hallway, a cozy lounge, two double bedrooms, a spacious fitted kitchen, a separate dining room, and a generous family bathroom. Outside, there's a driveway and a detached garage for added convenience. The bungalow is located at the end of a peaceful cul-de-sac, with easy access to Shaw, Royton, and Oldham, all offering a fantastic range of amenities. The vendor is currently securing the Freehold, and the property is offered with NO CHAIN.



NO CHAIN

Mature gardens on 3 sides

2 reception rooms

Garage

True bungalow

2 bedrooms

Fitted kitchen

Fitted bathroom

£225,000

Lounge 14' 10" x 11' 11" (4.53m x 3.63m)

Lounge with doors to the kitchen and inner hallway.

Dining Room 8' 3" x 10' 11" (2.52m x 3.32m)

To the rear elevation.

Kitchen 12' 0" x 9' 11" (3.67m x 3.01m)

Kitchen fitted with a range of base and wall units. Integrated fridge freezer, oven, hob and extractor fan. Plumbed for an automatic washing machine. Door to the rear garden.

Bedroom 1 12' 8" x 10' 10" (3.86m x 3.31m)

Generous bedroom to the rear elevation.

Bedroom 2 8' 11" x 9' 10" (2.72m x 2.99m)

Double bedroom to the rear elevation.

Gardens

The property is situated on a generous corner plot. The front has a garden with decorative tree and plumb slate. There is a shares driveway that open to a paved patio and leads to the garage. To the rear there are extensive gardens which are laid to lawn which is softened by planted bushes. Beyond the bushes is a further 'secret garden'. This offers further potential to develop or extend further STPP

Tenure

Leasehold with Freehold being purchased by the vendor prior to sale completion.

Council Tax

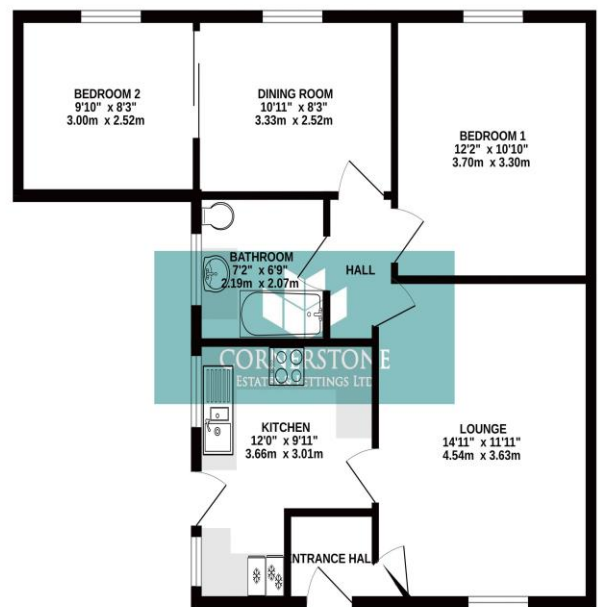
Band C

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.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, 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 for any prospective purchase. The services, features and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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)

47 Lily Street
Royton
OLDHAM
OL2 6EB

Energy rating

C

Valid until:

1 August 2034

Certificate number:

0000-5659-0022-0420-3343

Property type

Semi-detached bungalow

Total floor area

67 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>).

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		66 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		