



## 13 Oak Street Oldham, OL2 8EJ

This spacious Victorian terraced house, full of character and traditional charm, is the perfect opportunity for a growing family looking to enjoy the convenience of central Shaw without compromising on space. Situated on Oak Street, the property offers easy access to Shaw's Metrolink station, local amenities, excellent schools, and transport links. Inside, the ground floor welcomes you with a grand entrance hall leading to a generously sized lounge featuring an original fireplace and bay window, a separate dining room, a modern fitted kitchen, utility room and guest W/C. The first floor offers three large bedrooms, along with a modern three-piece bathroom suite. Externally, the home boasts a private rear yard and a garden-fronted entrance, making it ideal for families seeking both comfort and convenience in a prime location.



**3 bedrooms**

**2 reception rooms**

**Utility Room**

**Guest W/C**

**Modern fitted kitchen**

**2 storey extension**

**Modern Bathroom Suite**

**Cellar**

**Offers in Excess of £199,999**

# 13 Oak Street

## Oldham, OL2 8EJ

Offers in Excess of £199,999

**Entrance Hall** 16' 0" x 3' 11" (4.87m x 1.20m)  
Access to the lounge and dining room and stairs to the first floor accommodation. Moulded ceiling feature.

**Lounge** 12' 8" x 12' 9" (3.86m x 3.88m)  
Bay window. Feature fireplace.

**Dining Room** 16' 3" x 17' 4" (4.95m x 5.28m)

**Kitchen** 11' 0" x 8' 0" (3.36m x 2.43m)  
Modern fitted kitchen with integrated oven, hob and sink/drainers.

**Utility room** 7' 3" x 7' 11" (2.20m x 2.41m)  
Plumbed for an automatic washing machine. Tile flooring that flows from the kitchen. Window and door to rear yard.

**W/C** 2' 6" x 35' 1" (0.77m x 10.7m)  
Low level W/C. Window to rear.

**Bedroom 1** 16' 4" x 11' 1" (4.97m x 3.38m)

**Bedroom 2** 12' 9" x 9' 2" (3.88m x 2.79m)

**Bedroom 3** 9' 10" x 7' 10" (2.99m x 2.39m)

**Family Bathroom** 9' 11" x 7' 5" (3.02m x 2.27m)

**First Floor Landing** 19' 6" x 5' 10" (5.94m x 1.77m)

**Front garden**

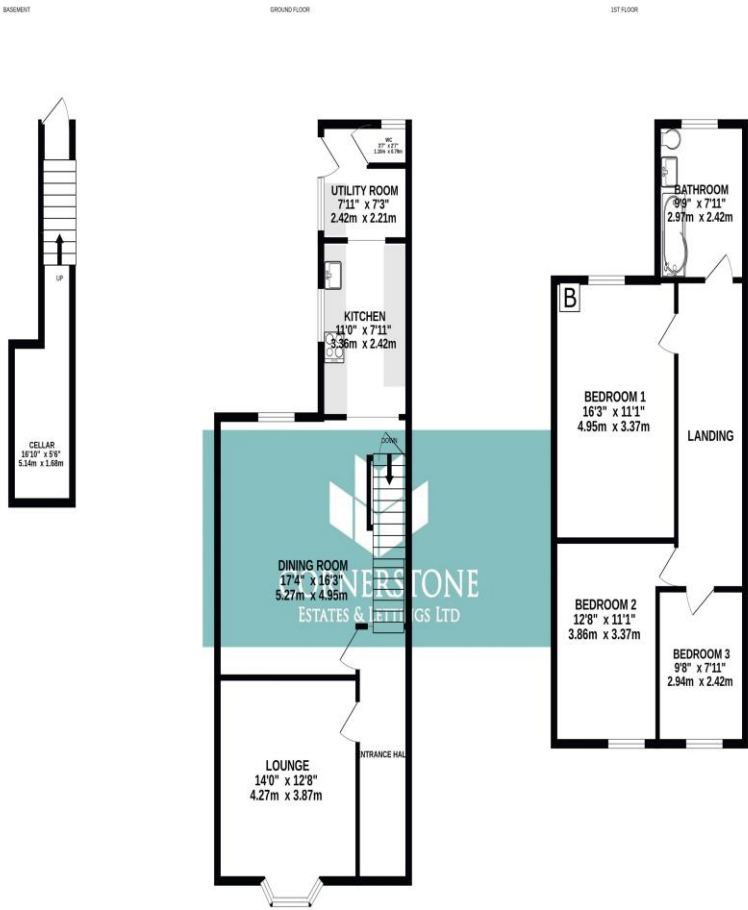
**Rear Garden**  
York stone paving. Rendered walls

**EPC**  
Grade E

**Council tax**  
Band A

**Tenure**  
Leasehold with 846 years remaining. Peppercorn rent.

**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 you 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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.  
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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)

13, Oak Street  
Shaw  
OLDHAM  
OL2 8EJ

Energy rating

E

Valid until: 5 February 2027

Certificate number: 0344-2899-7625-9003-0611

Property type Mid-terrace house

Total floor area 70 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 E. 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

