



## 100 Trent Road Oldham, OL2 7QH

This thoughtfully extended four-bedroom property is ideal for those seeking a home tailored to mobility needs. Designed for comfort and convenience, it seamlessly combines single-level living with spacious, open-plan areas and additional upper-floor bedrooms. Upon entering, you are greeted by a welcoming hallway. To one side is the family bathroom, featuring a corner bath, while opposite is the versatile fourth bedroom, currently utilized as an additional sitting room. The main living space comprises an open-plan lounge and dining area, flowing effortlessly into the kitchen. This expansive living zone spans the rear of the home, offering easy access and picturesque views of the beautifully landscaped gardens. A separate utility room and a second shower room further enhance the practicality of the space. The study features stairs leading to the first floor, where you'll find three well-appointed bedrooms, all with ample storage. Outside, the front offers a private driveway, while the rear garden is a tranquil haven, filled with a variety of plants, shrubs, and cozy seating areas. A hidden gate provides direct access to the nearby Valley Rise Nature reserve, perfect for dog walkers and nature lovers. Situated on Trent Road, this home is conveniently located near the amenities of Shaw and benefits from excellent public transport links, including bus routes.

**4 bedrooms**

**2 bathrooms**

**Open lounge/kitchen/diner**

**Study**

**Utility Room**

**Beautiful manicured garden**

**Driveway**

**Close to Nature Reserve**

**£289,950**

**Entrance Hall**

Welcoming entrance via the porch. Doors to the study, bathroom, sitting room and lounge/diner/kitchen. Storage cupboard.

**Lounge 14' 3" x 15' 4" (4.34m x 4.67m)**

Lounge to the rear elevation looking out over the garden. Feature fireplace. Open to the dining room.

**Dining Room**

Open to the kitchen and lounge with laminate flooring seamlessly connecting them all, this room has French doors out to the garden.

**Kitchen**

Modern fitted kitchen with integrated double oven, hob and extractor fan. Task lighting. Door to utility room.

**Utility room 4' 3" x 7' 6" (1.3m x 2.29m)**

Plumbed for automatic washing machine. Worktop above and ample additional storage. Door to shower room.

**Shower Room 4' 3" x 7' 6" (1.3m x 2.29m)**

Corner shower cubicle, w/c and pedestal wash hand basin.

**Bedroom 4 / Sitting Room 11' 10" x 10' 11" (3.61m x 3.33m)**

Currently being used as a sitting room, this 4th bedroom on the ground floor is ideal for those who require one level accommodation and is situated across from the bathroom.

**Bathroom 5' 11" x 8' 0" (1.8m x 2.44m)**

Corner bath with shower taps, pedestal wash hand basin. w/c.

**Study 10' 4" x 9' 6" (3.15m x 2.9m)**

Versatile room with stairs to the first floor accommodation

**Bedroom 1 16' 0" x 8' 2" (4.88m x 2.49m)**

Skylights to front and rear

**Bedroom 2 21' 8" x 8' 2" (6.6m x 2.49m)**

Double bedroom with study / chill zone and recessed storage r wardrobe space. Skylight windows.

**Bedroom 3 18' 8" x 8' 5" (5.69m x 2.57m)**

Double bedroom with space for storage. 2 skylights.

**Front garden**

Sweeping block paved driveway for 2 or more cars. Planted garden with mature shrubs.

**Rear Garden**

Beautifully designed and maintained garden with inviting seating areas, well established planted borders and pots, a timber built shed and an archway leading to the nature reserve which is ideal for dog walkers.

**Tenure**

Freehold

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)

100, Trent Road  
Shaw  
OLDHAM  
OL2 7QH

Energy rating

**D**

Valid until:

**16 September 2025**

Certificate number:

**8745-7121-3880-8966-3996**

Property type

Semi-detached bungalow

Total floor area

132 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 C.

[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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		