



## 221 Rochdale Road Oldham, OL2 7JD

This beautifully presented and well-appointed two-bedroom detached bungalow offers ideal accommodation for a young family or those looking to downsize. The property features a welcoming entrance vestibule leading into a bright and spacious lounge. The modern kitchen is well-equipped, while both bedrooms are generously sized, providing ample space for relaxation. The family bathroom is tastefully designed, and the home benefits from gas central heating and UPVC double glazing for year-round comfort. Externally, the property boasts a low-maintenance paved garden and a block-paved, gated driveway for secure parking. Viewing is highly recommended to truly appreciate all this home has to offer. Located on Rochdale Road, this property is ideally located for ease of access to Crompton House and St Mary's School, local bus routes and the Metrolink Station along with all the amenities of Shaw Village itself.



**2 Bedrooms**

**Freehold**

**True Bungalow**

**Fitted kitchen**

**Fitted bathroom**

**Private gated driveway**

**Vacant possession**

**£249,950**

# 221 Rochdale Road

## Oldham, OL2 7JD

£249,950

**Lounge** 13' 2" x 15' 10" (4.01m x 4.82m)  
Entrance vestibule. Dual aspect windows.

**Kitchen/diner** 12' 2" x 12' 11" (3.71m x 3.93m)  
Fitted with a range of base and wall cabinets with granite worktops above. Range cooker with 6 burner hob. New combi boiler.

**Bedroom 1** 11' 5" x 12' 5" (3.48m x 3.78m)  
Dual aspect windows with the smaller one being of a round design

**Bedroom 2** 6' 11" x 11' 11" (2.11m x 3.63m)  
Dual aspect windows with the smaller one being of a round design

**Bathroom** 5' 10" x 7' 9" (1.78m x 2.36m)  
Fitted with a P shaped bath with shower above. W/c and pedestal wash hand basin.

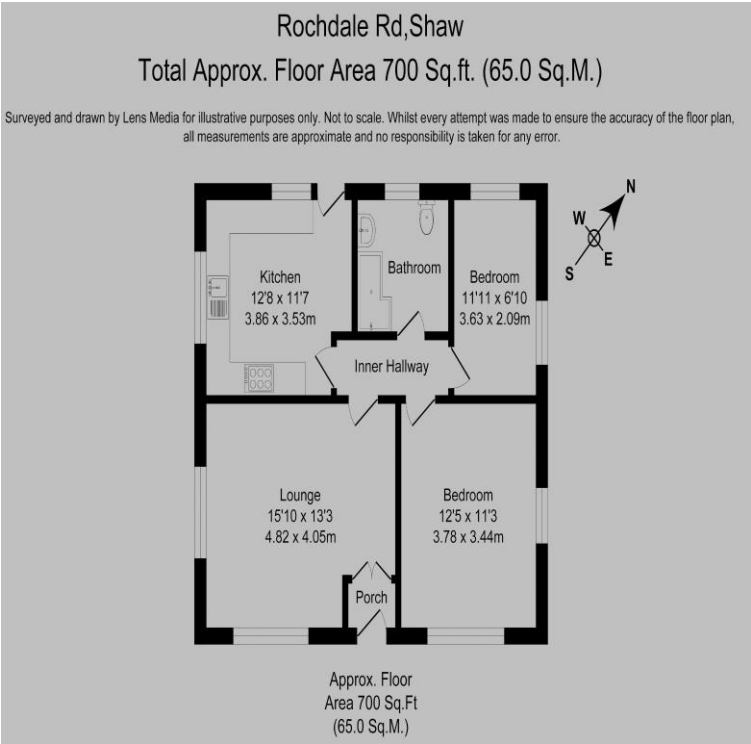
**Outside**  
The property stands alone in a walled garden with block paving to 3 sides for low maintenance. The rear of the property has double gates and provides parking for one car.

**EPC**  
Band D

**Tenure**  
Freehold

**Council Tax**  
Band D

**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.



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)

221, Rochdale Road Shaw OLDHAM OL2 7JD	Energy rating <b>D</b>	Valid until: <b>26 September 2026</b>
		Certificate number: <b>2838-2036-7261-4776-4960</b>

Property type	Detached bungalow
Total floor area	61 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+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		