



### **3 Meadow Rise Oldham, OL2 7QG**

This lovely link detached home has been well maintained and offers ample space with three bedrooms. A welcoming hall with under stair storage, leads to the very spacious lounge and dining kitchen. A wonderful rear low maintenance garden offers patio, al fresco dining and lawned area. This ready to move into home is convenient for local schools including the well regarded Crompton House school, and local metro link.



**Link detached**

**Integral Garage**

**Spacious 4 piece family bathroom**

**Good local schools including St Marys Primary**

**Three bedrooms**

**Large open kitchen dining**

**Private secure rear garden**

**£299,950**

# 3 Meadow Rise

## Oldham, OL2 7QG

£299,950

### Entrance Hall 10' 2" x 6' 7" (3.09m x 2.01m)

On entering the porch entrance you will find yourself in a lovely welcoming hallway which leads to the kitchen and lounge, and also access to upstairs rooms. Under stairs cupboard offers good storage.

### Kitchen/Breakfast Room 17' 7" x 9' 5" (5.35m x 2.86m)

Modern kitchen white units with breakfast bar. Double oven and gas hobs. Half bowl sink.

### Lounge 22' 2" x 12' 9" (6.75m x 3.89m)

Beautiful carpeted lounge with French windows leading to the garden. Fire with marble hearth.

### Diner 11' 11" x 10' 0" (3.63m x 3.05m)

Carpeted dining area that leads to both the garden via sliding doors, and to the garage.

### Landing

Carpeted landing that leads to all bedrooms and the bathroom. Cupboard/storage.

### Bedroom 1 10' 4" x 13' 4" (3.14m x 4.06m)

Double room with fitted L shape wardrobes offering ample storage and a dressing table with drawers. Front aspect.

### Bedroom 2 13' 9" x 9' 11" (4.2m x 3.01m)

Double room with rear aspect, modern fitted wardrobes with ample storage and desk facility.

### Bedroom 3 7' 10" x 8' 5" (2.38m x 2.57m)

Front aspect fitted storage and built in storage bed.

### Bathroom 5' 5" x 8' 8" (1.65m x 2.65m)

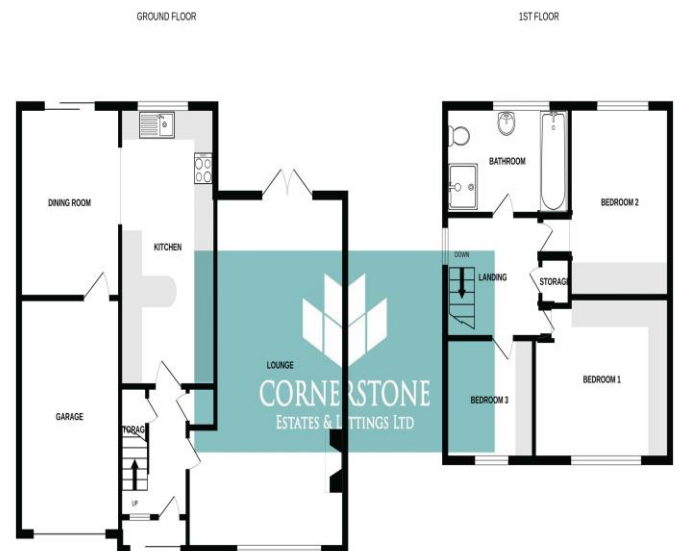
Modern 4 piece bathroom suite which includes bath separate walk in shower cubicle sink hosed in a storage unit and a low level WC, a chrome towel rail complements the modern style.

### Garage

Room for a car or can be used as a storage/utility room

### Rear Graden

Private and offering separate designated areas for sitting, dining BBQ etc. Clean and easily maintained lawned areas with artificial grass.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is to their operability or efficiency can be given. Made with Metropix (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)

3, Meadow Rise Shaw OLDHAM OL2 7QG	Energy rating	Valid until:	4 October 2024
	<b>D</b>	Certificate number:	0178-2905-7290-2884-5924

Property type	Detached house
Total floor area	94 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	60 D	
39-54	E		
21-38	F		
1-20	G		