



48 Derwent Drive Oldham, OL2 7XT

We are delighted to present this charming 2-bedroom semi-detached true bungalow, set on a generous corner plot with a spacious driveway and well-maintained gardens. Internally, the property offers an inviting entrance hall, two well-proportioned double bedrooms, a comfortable lounge, a modern bathroom, and an extended dining kitchen, perfect for family living and entertaining. Recently redecorated with new carpets throughout and offered with vacant possession, this property is move-in ready and presents an excellent opportunity for the new owner to add their personal touch. Situated close to local bus routes, tram station and local shops and supermarkets.

True bungalow

Large corner plot

Generous lounge

2 double bedrooms

Modern fitted bathroom

Driveway

Fitted dining kitchen

£219,950

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Oldham, OL2 7XT

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Lounge 13' 3" x 11' 9" (4.03m x 3.57m)

Half bay window, laminate flooring.

Kitchen/Diner 13' 7" x 8' 5" (4.14m x 2.57m)

Modern fitted kitchen with white cabinets and black worktops. Integrated oven, hob and extractor fan. Space for fridge freezer and plumbed for automatic washing machine. dual aspect windows and door to the rear garden.

Bedroom 1 10' 1" x 11' 9" (3.07m x 3.58m)

Recently redecorated and with new grey carpet. To the rear of the property.

Bedroom 2 8' 0" x 8' 5" (2.45m x 2.56m)

Recently redecorated and with new grey carpet. To the front of the property.

Bathroom 5' 11" x 5' 8" (1.81m x 1.72m)

Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin, low level W/C. Modern tiles to the walls and laminate flooring.

Entrance Hall

Welcoming entrance with meter cupboard built in and matching storage for cloaks/shoes.

Gardens

The property is on a generous plot with a private fenced rear garden, a gated driveway and mature well manicured gardens to the front. Space for garage or summer house to the side (STPP)

Tenure

Current owner has purchased the freehold.

Council tax

Band B

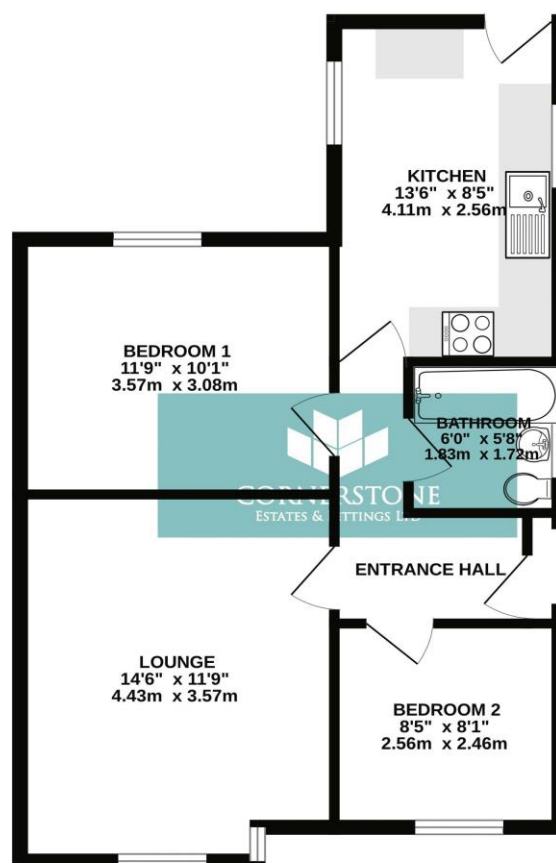
EPC

Grade 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 you do not keep up repayments on your mortgage or other loan secured on it.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no liability is taken for errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. 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)

48, Derwent Drive Shaw OLDHAM OL2 7XT	Energy rating D	Valid until: 1 March 2030
		Certificate number: 0882-2866-6425-2800-5195

Property type	Semi-detached bungalow
Total floor area	54 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+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		