



**68 Farrow Street  
Oldham, OL2 7AD**

This beautifully remodeled and refurbished Victorian terraced house offers the perfect blend of period charm and modern living, ideal for the discerning buyer. Positioned on Farrow Street, this spacious home is ideal for a growing family looking to enjoy the convenience of central Shaw without compromising on space. The property is perfectly located within walking distance of Shaw's Metrolink station, local amenities, outstanding schools, and excellent transport links. Upon entering, you are welcomed by a grand entrance hall leading to a generously proportioned lounge, open to a contemporary fitted kitchen, with the added benefit of a utility room. The first floor offers three large bedrooms and a stylish three-piece family bathroom. Externally, the property features a private rear yard and a garden-fronted entrance, providing the ideal setting for families seeking both comfort and convenience in a prime location.



**Fully refurbished**

**Stylish fitted kitchen**

**Modern fitted bathroom**

**No Chain**

**3 double bedrooms**

**Utility room**

**New Combi Boiler**

**Close to Shaw Town Centre**

**Offers in Excess of £215,000**

**Entrance Hallway** 15' 4" x 3' 3" (4.67m x 1m)

Impressive entrance hallway with feature coving, wooden flooring, power points, radiator, automatic lighting.

**Lounge** 12' 0" x 11' 6" (3.66m x 3.51m)

All the ground floor is open plan and truly impressive with quality wooden flooring, power points, radiator, double glazed window to front and meter cupboard.

**Kitchen/Diner** 15' 5" x 12' 4" (4.7m x 3.76m)

Wooden flooring continues, superbly fitted with a quality matching range of wall and base units with work top space over, electric hob, electric oven and extractor hood, stainless steel sink unit, radiator, power points, double glazed window to rear. Open to the utility room. Under stairs cupboard.

**Utility Area** 9' 7" x 7' 8" (2.92m x 2.34m)

Wooden flooring continues, fitted with a matching range of wall and base units, plumbed for automatic washing machine and dishwasher, power points, space for fridge freezer, radiator, extractor fan and double glazed window to rear. Door to rear garden.

**Landing** 16' 8" x 4' 10" (5.08m x 1.47m)

Fitted carpet, power points, access to loft.

**Bedroom 1** 12' 0" x 15' 3" (3.66m x 4.65m)

Fitted carpet, power points, radiator, double glazed window to front.

**Bedroom 2** 9' 2" x 10' 2" (2.79m x 3.1m)

Fitted carpet, power points, radiator, double glazed window to rear.

**Bedroom 3** 12' 3" x 7' 10" (3.73m x 2.39m)

Fitted carpet, power points, radiator, Dual aspect double glazed windows to rear.

**Bathroom** 6' 0" x 9' 10" (1.83m x 3m)

Fitted with a three piece suite comprising deep pan bath with electric shower over, low flush w.c. wash basin, heated towel rail, vinyl flooring, vanity mirrors, lights, extractor.

**Externally**

The property has a charming small garden area to the front which is beautifully presented. To the rear there is a walled

garden which is secure with gated access. There is also a brick out building providing a variety of storage options.

**Tenure**

Leasehold with 886 years remaining and a peppercorn rent.

**Council Tax**

Band B

**EPC**

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 you 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)

68 FARROW STREET SHAW OLDHAM OL2 7AD	Energy rating	Valid until: 20 June 2031
	<b>D</b>	Certificate number: 2472-8106-7092-5005-8091

Property type: Mid-terrace house

Total floor area: 98 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	66 D	
39-54	E		
21-38	F		
1-20	G		