



**CORNERSTONE**  
ESTATES & LETTINGS LTD

**124 Beal Lane**  
Oldham OL2 8PH

**£424,950**



Cornerstone are thrilled to present this exceptional opportunity to purchase a detached stone-built property brimming with period charm. Once two separate cottages, this home offers highly versatile accommodation, making it suitable for a range of buyers. The current owners have thoughtfully upgraded the property, blending practical modern living with its original character. Situated in a prime location, the cottage is within walking distance to the Metro Station and Shaw town centre, offering a variety of excellent local amenities. The ground floor features an entrance vestibule, dining room, lounge, boot room/utility, and a stunning recently fitted kitchen. On the first floor, you'll find four bedrooms (including a master with ensuite shower room) and a family bathroom. Additionally, there is a spacious and impressive loft room currently used as the primary bedroom, accessed via a stylish dressing room with fitted wardrobes. Externally, the property boasts a gated driveway providing off-road parking for multiple vehicles, as well as a side road part-owned by the vendor, offering even more parking space. The established garden is beautifully private. The property has been re-roofed with lightweight Greys roof tiles, a modern alternative to traditional heavy flags. Additionally, the solar panels are on a feed-in tariff, offering the opportunity to receive payments from the National Grid. This is a fantastic opportunity, and viewing is highly recommended! EPC Rating: D. No Chain.



Cornerstone Estates and Lettings Ltd, 54 Market Street, Oldham, OL2 8NH  
Phone: 01706 396200, Email: [office@cornerstoneonline.co.uk](mailto:office@cornerstoneonline.co.uk)  
[www.cornerstoneonline.co.uk](http://www.cornerstoneonline.co.uk)



## ACCOMMODATION

### Entrance Vestibule

Tiled floor, meter cupboard, panelling on wall, door leading to rest of house

### Dining Room 12' 0" x 15' 6" (3.66m x 4.72m)

Quality vinyl strip flooring, feature original shelving unit ideal for display, fireplace, radiator, power points, picture rail, double glazed mullion windows to front and window to side, door to

### Utility Room/Boot Room/Dining/Study Room 6' 7" x 15' 7" (2.01m x 4.75m)

This is a really useful room which offers opportunities for a variety of uses, there is a dining area, recreational area and a step up to the utility area (all open plan) which has ceramic flooring, sink unit and storage, double glazed window and door to rear garden. The dining area has wood effect ceramic tiled flooring which leads into the kitchen a lovely window which allows extra light in and patio doors leading out onto the garden.

### Kitchen 8' 7" x 15' 4" (2.62m x 4.67m)

Beautiful kitchen fitted with a range of base units with Corian work top space over, range oven, integrated fridge and dishwasher, sink, roof windows, a beautiful light and airy kitchen.

### Lounge 14' 7" x 16' 4" (4.45m x 4.98m)

Quality vinyl strip flooring, area beneath the stairs for a library, wood burning stove set in chimney breast, radiator, power points, double glazed mullion windows to front and two double glazed windows to side.

### Landing 7' 3" x 9' 0" (2.21m x 2.74m)

Fitted carpet, radiator, double glazed window to rear.

### Corridor 5' 6" x 28' 0" (1.68m x 8.53m)

Long corridor leading to a gorgeous quiet tranquil space ideal for reading/relaxing etc, doors lead to bedrooms etc.

### Bedroom 10' 3" x 14' 6" (3.12m x 4.42m)

Fitted carpet, fitted wardrobes, radiator, power points, double glazed mullion windows to front.

### Ensuite Shower Room 5' 7" x 3' 8" (1.7m x 1.12m)

Fitted with a contemporary style three piece suite comprising open shower cubicle, vanity wash hand basin, low flush w.c., ceramic tiling, double glazed window.

### Bedroom 2 7' 4" x 10' 0" (2.24m x 3.05m)

Fitted carpet, radiator, power points, wardrobes, double glazed window.

### Bedroom 3 6' 6" x 12' 2" (1.98m x 3.71m)

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

### Bathroom/w.c 7' 4" x 5' 5" (2.24m x 1.65m)

Three piece suite comprising deep panelled bath, low flush w.c. and wash hand basin, ceramic tiling, double glazed window.

### Bedroom 4/Dressing Room 9' 8" x 7' 3" (2.95m x 2.21m)

Currently used as a dressing room and leads to the loft room, fitted with wardrobes, fitted carpet, radiator, power points, double glazed window.





## Loft Bedroom 14' 0" x 15' 4" (4.27m x 4.67m)

This is currently used as the principal bedroom, feature beams, radiator, under eaves storage power points, double glazed windows.

### Externally

The property is built on a surprisingly generous plot with a fabulous mature secret private garden filled with a huge variety of plants, shrubs, fruit trees, climbers etc. There are quaint patio areas and a lawn, shed, wood store and seated canopy bar area. The parking area is gated for security providing ample parking space plus there is an opportunity for further parking at the front. The vendor owns the solar panels on the roof which are on a feed in tariff creating an opportunity to get money back from The National Grid.

### Council Tax

Band C

### EPC

Band D

### Tenure

Leasehold

### 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.



# FLOORPLANS



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)



This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk  
Telephone: 020 3829 0748

124, Beal Lane Shaw OLDHAM OL2 8PH	Energy rating <b>D</b>	This certificate expired on:	17 May 2024
		Certificate number:	0722-2833-7350-9494-6175

Property type: Detached house

Total floor area: 115 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>).