



6 Eastway Oldham, OL2 8NY

This charming two-bedroom terraced home is ideally situated in the heart of Shaw, just a short walk from local amenities and the Shaw and Crompton tram stop. Perfect for families, the property offers a spacious living room featuring a cozy fireplace and a modern, open-plan kitchen/lounge area with a separate utility room for added convenience. The ground floor also includes a W.C. Upstairs, you'll find a generously sized master bedroom, a stylish three-piece bathroom suite, and a well-proportioned second bedroom. Additional features include on-street parking and a private, enclosed rear yard. This well-maintained home is move-in ready.



Modern fitted kitchen

Utility room

Close to Shaw Town Centre

Rear enclosed yard

Spacious open plan lounge/kitchen

On street parking

Offers in Excess of £140,000

Lounge 13' 0" x 14' 10" (3.96m x 4.53m)
Two alcoves, electric fireplace with marble hearth, and laminated flooring.

Kitchen 14' 11" x 10' 3" (4.54m x 3.13m)
Open-plan layout from the living room, with modern white units and a gas hob.

W.C. 9' 8" x 2' 6" (2.95m x 0.75m)
Located off the kitchen, featuring a two-piece white suite with decorative red tiles.

Utility room 5' 11" x 6' 4" (1.8m x 1.92m)
New boiler, with access to the rear outside area.

Bedroom 1 13' 1" x 13' 1" (4m x 4m)
Front aspect, carpeted, spacious double room with wardrobes.

Bedroom 2 14' 10" x 7' 11" (4.51m x 2.42m)
Good-sized double room, carpeted, with rear aspect.

Bathroom 7' 4" x 6' 5" (2.23m x 1.96m)
Tiled floor, modern white suite, and mains shower.

Tenure
Leasehold

Council tax
Band A

EPC
Band E

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.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling and any other dimensions are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hedwell Mortgage 10/2024

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)



This certificate has expired.

You can get a new certificate by visiting 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

6, Eastway Shaw OLDHAM OL2 8NY	Energy rating E	This certificate expired on:	6 April 2024
		Certificate number:	0548-0052-6214-5524-4984

Property type: Mid-terrace house

Total floor area: 84 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>).