



42 Farrow Street Oldham, OL2 7AD

Charming 3-Bedroom End-Terrace Home with Two Reception Rooms and En-Suite. This beautifully presented stone-fronted property offers spacious, versatile living and is perfectly situated in the heart of Shaw. Upon entering, you'll find an inviting hallway leading to a comfortable lounge and a versatile dining/sitting room featuring a log burner and French doors that open out to the rear garden. The modern, fully fitted kitchen comes complete with integrated appliances, ideal for contemporary living. The first floor boasts two generously sized bedrooms and a family bathroom, while the master suite is located on the second floor, benefiting from an en-suite shower room. Externally, the property includes a delightful low-maintenance garden with artificial grass, a raised deck, and a cobbled patio/drive. There is also the potential to open up the side of the property to create off-road parking. Located just a short walk from local shops, supermarkets, the tram station, and highly regarded schools, this is an ideal opportunity for families or professionals alike.



3 Bedrooms

2 reception rooms

Parking to the side

Loft bedroom en suite

Modern fitted kitchen

Fitted bathroom

Private rear garden

Traditional features

Offers in Excess of £220,000

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Entrance Hall 14' 8" x 3' 3" (4.48m x 0.98m)
Entrance porch opens to the welcoming hallway providing access to the lounge, sitting/dining room and the stairs to the first floor accommodation. Oak flooring.

Lounge 11' 3" x 11' 0" (3.44m x 3.36m)
To the front elevation this relaxing room has space for an inset fire. Art nouveau cast iron radiator and sash windows in keeping with the age and style of the property. Oak flooring.

Sitting / dining room 12' 11" x 14' 10" (3.93m x 4.51m)
To the rear of the property this room is a wonderful family room where you can dine and relax overlooking the rear garden. French doors. Feature fireplace with log burner fire. Oak flooring. Door to kitchen.

Kitchen 8' 10" x 7' 2" (2.70m x 2.18m)
Modern grey gloss handleless cabinets with white worktops over. Integrated fridge freezer, oven, washing machine, dishwasher, hob and extractor fan.

Bedroom 1 19' 5" x 14' 10" (5.93m x 4.51m)
In the loft, this room complies with building regulations and has 3 skylight windows and an en suite shower. Eaves storage.

En suite 9' 5" x 3' 2" (2.87m x 0.97m)
Fitted shower, w/c and wash hand basin

Bedroom 2 11' 4" x 14' 10" (3.45m x 4.51m)
Double bedroom to the front elevation. Storage under the stairs.

Bedroom 3 9' 11" x 8' 0" (3.01m x 2.43m)
Currently being used as a dressing room, situated tp the rear of the property.

Family Bathroom 12' 11" x 6' 4" (3.93m x 1.93m)
Panel bath with shower above and glass screen, pedestal wash hand basin, low level W/C, urinal. Storage cupboards.

Garden
The property has the right to the cobbled path to the side which can be used for parking. There is a rear decked area covered in artificial grass with plants to the borders that is a great space for relaxing outside.

Tenure
Leasehold with 884 years remaining and £2.50 per year ground rent

Council tax
Band A

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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, 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)

42, Farrow Street
Shaw
OLDHAM
OL2 7AD

Energy rating

E

Valid until:

7 March 2027

Certificate number:

0788-9088-6217-4383-3914

Property type

End-terrace house

Total floor area

114 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)

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Energy rating and score

This property's energy rating is E. 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		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		