



33 Brunswick Street Oldham, OL2 7RY

This spacious, garden-fronted mid-terrace property, has TWO double bedrooms and also benefits from a spacious double loft bedroom. Offered for sale with NO CHAIN. Ideally positioned within walking distance of Shaw Town Centre, the home enjoys easy access to a wide range of amenities, including fantastic public transport links such as the Metro Link station, a variety of independent shops, and highly regarded primary and secondary schools. The property offers a well-designed layout, featuring an inviting entrance hallway, leading to a bright and airy open-plan lounge, dining area, and kitchen. Patio doors open out onto a private flagged patio area, perfect for relaxing or entertaining. Additionally, there is a brick-built outbuilding with plumbing for an automatic washing machine. Upstairs, the first floor presents two generous double bedrooms, a large beautifully appointed family bathroom, and a staircase leading to a spacious loft room. This home is ideal for families or first-time buyers alike. Viewing is highly recommended to truly appreciate all the space it has to offer. EPC Rating: D.



Prime Location – Walking distance to Shaw Town Centre

Spacious Layout

Additional double spacious loft room

Private, Not Overlooked Patio Garden

No Chain

Two double bedrooms

Offers over £140,000

Entrance Hallway 15' 4" x 3' 6" (4.67m x 1.07m)

Laminate flooring, radiator, power points.

Lounge 11' 2" x 11' 7" (3.4m x 3.53m)

Laminate flooring continues, radiator, power points, coving, double glazed window to front.

Dining Room 14' 0" x 15' 9" (4.27m x 4.8m)

Very spacious open plan room, laminate flooring continues, power points, radiator, patio doors to rear garden.

Kitchen 8' 10" x 8' 2" (2.69m x 2.49m)

Fully fitted with Matching wall and base units. stainless steel sink unit. Electric oven and hob, extractor hood. Integrated fridge freezer, and dishwasher.

First Floor Landing 14' 3" x 5' 6" (4.34m x 1.68m)

fitted carpets , power points.

Bedroom 1 15' 9" x 11' 2" (4.80m x 3.40m)

Laminate flooring , light airy room. Two windows , this room could be partitioned off to make two rooms.

Family Bathroom 8' 10" x 8' 2" (2.69m x 2.49m)

Large bathroom with stylish white suite and cushion flooring.

Bedroom 2 14' 0" x 9' 10" (4.26m x 2.99m)

Large double room

Loft bedroom 3 15' 2" x 15' 9" (4.62m x 4.80m)

Large loft bedroom would easily fit a double bed. Sky light window.

Externally rear

Good size rear yard with patio flagged area and brick outbuilding , plumbed for washing machine and not overlooked.



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)

33, Brunswick Street Shaw OLDHAM OL2 7RY	Energy rating	Valid until:	5 June 2027
	D	Certificate number:	0458-0000-7266-5223-2964

Property type	Mid-terrace house
Total floor area	107 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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		