



## 16 Kendal Drive Oldham, OL2 8JQ

**Charming Three-Bedroom Semi-Detached Home with Spacious Working Garage** This inviting three-bedroom semi-detached home offers a perfect blend of comfort and functionality, ideal for a growing family. Enter through the welcoming porch into a cozy lounge with a real fire, leading to a modern dining kitchen designed for family gatherings and entertaining. Upstairs, you'll find three well-sized bedrooms and a family bathroom, all thoughtfully arranged to maximize space and comfort. Outside, a generous driveway provides ample parking for multiple vehicles and leads to an extended working garage, perfect for car enthusiasts or budding mechanics. With well-maintained gardens at the front and rear, this property also enjoys a convenient location within walking distance of the local tram network, making it an ideal choice for families seeking both convenience and space.



**3 bedrooms**

**Fitted dining kitchen**

**Gardens front and rear**

**Driveway for several cars**

**Large working garage**

**Fitted bathroom**

**Real log burner fire**

**Views over Shaw**

**£244,950**

# 16 Kendal Drive

## Oldham, OL2 8JQ

£244,950

**Lounge** 16' 4" x 14' 6" (4.98m x 4.43m)  
Real log burner fire. Bespoke under stairs fitted storage.  
Combi Boiler. Stairs to first floor accommodation.

**Entrance Porch** 4' 4" x 5' 3" (1.33m x 1.60m)  
A welcoming entrance with under floor heating and a radiator. Windows to the sides. door to lounge.

**Kitchen/Diner** 8' 2" x 14' 6" (2.48m x 4.42m)  
Fitted kitchen with integrated fridge/freezer, oven, microwave, hob and extractor fan. Space for dining table and French doors leading onto the rear garden.

**Bedroom 1** 14' 9" x 8' 2" (4.49m x 2.49m)  
Double bedroom to the front elevation with fitted wardrobe.

**Bedroom 2** 10' 9" x 8' 2" (3.27m x 2.50m)

**Bedroom 3** 9' 7" x 5' 11" (2.91m x 1.81m)  
Built in storage.

**Family Bathroom** 6' 4" x 6' 0" (1.92m x 1.82m)

**Front garden**  
The long driveway is suitable for several cars and the well maintained gardens to the side create a welcome approach. The driveway extends to the garage at the rear

**Rear Garden**  
Paved patio area and lawn ideal for entertaining. The extended garage is to the side

**Garage** 26' 11" x 11' 9" (8.20m x 3.58m)  
The working garage has been extended and has both natural light from the windows and task lighting. There is an electricity supply with its own fuse box. This space could be a man cave, den or workshop.

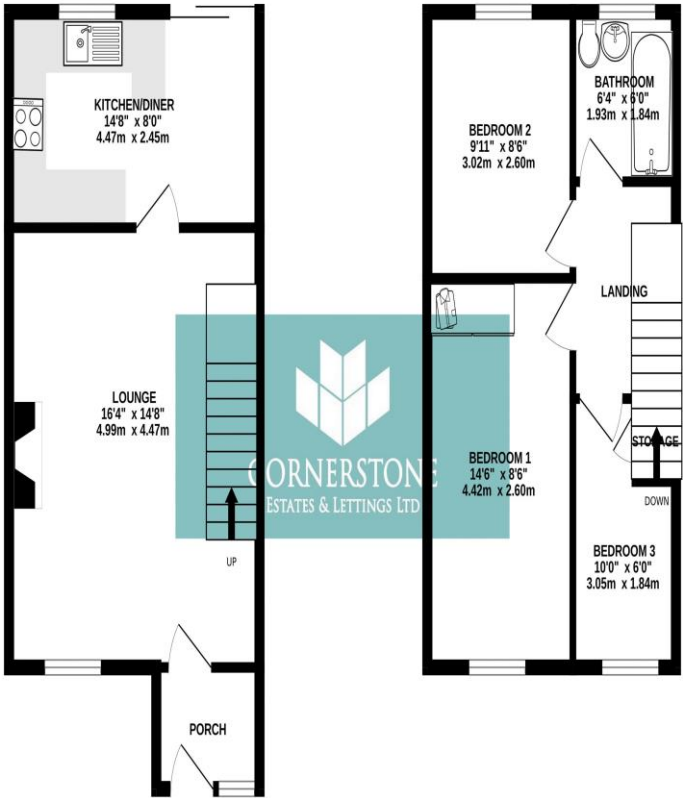
**Tenure**  
We are advised this is leasehold with 945 years remaining

**Council tax**  
Band B

**EPC**  
Level D

GROUND FLOOR

1ST FLOOR



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 errors, 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 is given 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)

16 KENDAL DRIVE  
SHAW  
OL2 8JQ

Energy rating

**D**

Valid until:

**4 February 2031**

Certificate number:

**0539-1522-3000-0715-3206**

Property type

Semi-detached house

Total floor area

68 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+	<b>A</b>		
81-91	<b>B</b>		81 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		