



## 5 Shaw Fold Oldham, OL2 7SH

Ideally situated within walking distance of Shaw Town and an excellent range of local amenities, this well-presented townhouse is offered for sale with no onward chain. The property features an entrance hall with useful storage, a spacious lounge/dining room, and a fitted kitchen. Upstairs, there are three generously sized double bedrooms and a family bathroom. Externally, the home benefits from front and rear gardens, off-road parking, and a garage. This property is sure to appeal to a variety of buyers. Early viewing is highly recommended to avoid disappointment.



**3 double bedrooms**

**Modern fitted kitchen**

**Off road parking**

**Garage**

**Gardens front and rear**

**Close to Shaw Centre**

**No onward Chain**

**£219,950**

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## Oldham, OL2 7SH

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**Entrance Hall** 7' 2" x 10' 7" (2.19m x 3.22m)  
Stairs to the first floor accommodation. door to lounge and kitchen. Storage cupboard.

**Lounge/Diner** 14' 5" x 18' 6" (4.39m x 5.64m)  
Spacious room with large window and door overlooking the garden.

**Kitchen** 8' 3" x 7' 5" (2.51m x 2.25m)  
Fitted with a range of base and wall cabinets. Integrated eye level oven and microwave, hob and extractor fan and sink. Space for washing machine, tumble dryer and fridge freezer.

**Bedroom 1** 9' 7" x 10' 0" (2.91m x 3.05m)

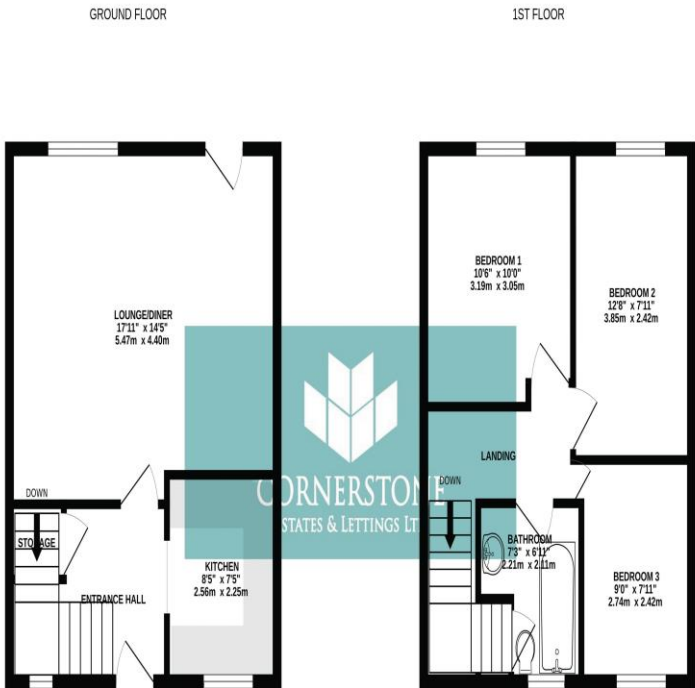
**Bedroom 2** 12' 9" x 8' 2" (3.88m x 2.49m)

**Bedroom 3** 8' 11" x 7' 6" (2.71m x 2.28m)

**Garage**  
Detached garage with parking to the side to the rear of the property.

**Tenure**  
Leasehold with 942 years remaining at £10 per year ground rent

**Council Tax**  
Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

