



53 Trent Road Oldham, OL2 7YQ

Presenting a 3-bedroom, 2-reception semi-detached home ideally located in a populated area of Shaw. This well-presented property offers an inviting entrance porch leading into a spacious lounge, a fitted dining kitchen, a downstairs WC, and a bright conservatory, providing a seamless blend of comfort and functionality on the ground floor. Upstairs, three generously sized bedrooms and a modern family bathroom await, with the landing offering access to a boarded loft featuring a skylight—perfect for a home office, play area, or additional storage. Outdoors, a well-maintained front garden and a fabulous south-facing rear garden, a true sun trap, set the scene for relaxed outdoor living. Completing the package is a handy garage with electricity and light, adding further convenience. Situated close to local schools, the Valley Rise Nature Reserve, and the amenities of Shaw Centre, this property is an excellent opportunity for families, dog walkers, and outdoor enthusiasts alike.



3 bedrooms

South facing garden

Conservatory

Dining kitchen

Guest w/c

Garage

Fitted bathroom

Useful loft space

Offers Over £259,950

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Entrance 0' 0" x 0' 0" (0m x 0m)
Stairs to the first floor and entrance to the lounge.

Entrance Porch 2' 10" x 6' 1" (0.87m x 1.85m)

Lounge 13' 0" x 12' 5" (3.97m x 3.78m)
Spacious bright room with wall mounted electric fire. Open to the dining kitchen

Kitchen/Diner 9' 8" x 15' 11" (2.95m x 4.84m)
Fitted with a range of base and wall cabinets with black worktops. Integrated oven, hob and extractor fan. Space for dining table, washing machine and fridge/freezer. Patio doors to conservatory. Door to w/c.

w/c 4' 1" x 3' 2" (1.25m x 0.96m)
Low level w/c and slimline vanity wash hand basin. Tiled walls and flooring. Extractor fan.

Conservatory 8' 4" x 10' 4" (2.55m x 3.15m)
Additional reception room overlooking the south facing garden. French doors leading out to the garden.

Bedroom 1 11' 6" x 7' 8" (3.51m x 2.33m)
Fitted wardrobes.

Bedroom 2 11' 4" x 9' 7" (3.45m x 2.93m)
Storage cupboard

Bedroom 3 8' 4" x 6' 1" (2.55m x 1.86m)

Bathroom 5' 5" x 6' 0" (1.65m x 1.84m)
P shaped panel bath with shower above and glass screen. Half pedestal wash basin. low level w/c. heated towel rail. Tiled walls.

First Floor Landing
providing access to all first floor rooms and the loft. Side window.

Loft 10' 11" x 12' 5" (3.33m x 3.78m)
Accessed via pull down ladders, this space has been fully boarded and carpeted and comes complete with a skylight and eaves storage access.

Garage
Accessed from the rear to the rear of the property, this garage has an up and over door and a further rear door into the garden. Complete with light and electricity supply.

Rear Garden
South facing large low maintenance block paved rear garden with a section with artificial grass. Create different seating zones and entertaining areas in which to enjoy this suntrap. Rear door to the garage.



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 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)

53 Trent Road
Shaw
OLDHAM
OL2 7YQ

Energy rating

D

Valid until:

16 February 2035

Certificate number:

9835-0822-9400-0943-6296

Property type

Semi-detached house

Total floor area

71 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+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		