



## 95 Rochdale Road Oldham, OL2 7JT

This 2 bedroom 2 reception end-terraced property benefits from dual-aspect windows, allowing for an abundance of natural light compared to typical terraced homes. A fantastic opportunity for families seeking a larger home or investors looking to expand their portfolio. The accommodation briefly comprises an entrance hall, a lounge (currently utilised as a fourth bedroom), a dining room, and a kitchen on the ground floor. The first floor offers three bedrooms and a family bathroom. Additional features include a cellar with potential for natural light and a nearby garage. Situated in the heart of Shaw, this property is ideally positioned close to the tram, schools, and town centre amenities.

**3 bedrooms**

**Fitted kitchen**

**Cellar**

**Freehold**

**2 reception rooms**

**Fitted bathroom**

**Garage nearby**

**End terraced**

**£184,950**

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**Lounge** 13' 4" x 13' 2" (4.07m x 4.01m)

**living / dining room** 15' 1" x 14' 7" (4.60m x 4.45m)

**Kitchen** 12' 11" x 8' 1" (3.94m x 2.47m)

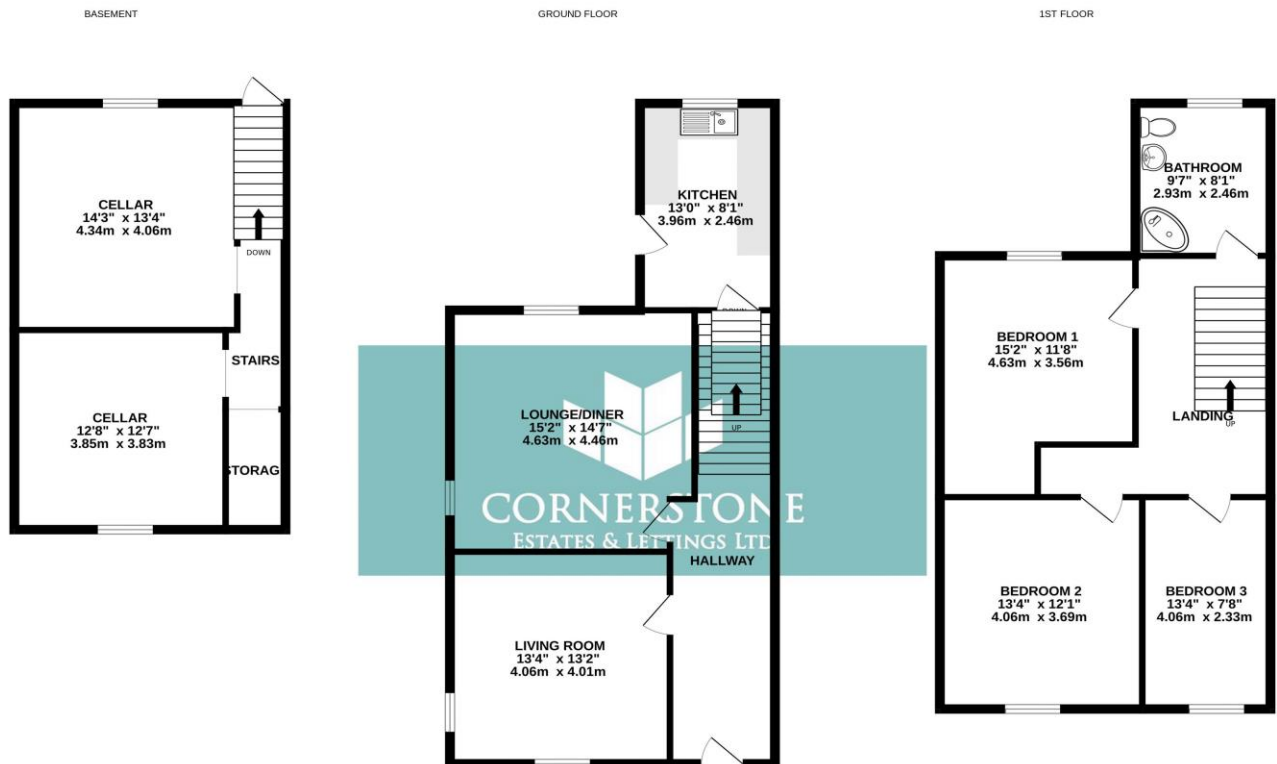
**Bedroom 1** 15' 5" x 11' 11" (4.70m x 3.64m)

**Bedroom 2** 12' 8" x 10' 10" (3.85m x 3.31m)

**Bedroom 3** 13' 1" x 5' 10" (4.0m x 1.77m)

**Cellar** 15' 1" x 15' 1" (4.60m x 4.60m)

measurements are approximate as no visual inspection has been made



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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