



369 Shaw Road Oldham, OL2 6NZ

This charming garden-fronted terraced home is perfectly positioned in Royton, right on the border of Shaw, offering open views to the rear over allotments and Royton & Crompton Golf Club. Inside, you'll find a welcoming living room with stairs leading to the first floor, a spacious dining room with built-in storage, and a well-fitted kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom. The loft is fully boarded and easily accessible via loft ladders, providing excellent additional storage. Outside, the rear yard is paved with gated access and includes a useful brick-built store. Parking space to the rear. A fantastic home in a great location—viewing is highly recommended!



Garden Fronted Terraced Home

Three Bedrooms

Overlooking allotments & Golf Club to rear

Fitted bathroom

Fitted kitchen

2 reception rooms

No chain

Parking to the rear

£165,000

Living Room 15' 4" x 14' 12" (4.674m x 4.566m)

Situated to the front of the property and accessed by the uPVC door this spacious living room has a double glazed window and feature fireplace with inset gas fire. There is laminate flooring, a radiator and double doors leading through to the dining room. The stairs leading to the first floor are situated in this room.

Dining Room 12' 9" x 14' 0" narr to 11' 12" (3.875m x 4.275m narr to 3.650m)

This spacious dining room has an opening leading to the fitted kitchen, two built in storage cupboards and uPVC door to the rear. Radiator.

Fitted Kitchen 10' 6" x 7' 11" (3.191m x 2.420m)

Fitted with a range of units, co-ordinated worktops and complimentary tiling. Single drainer sink unit and plumbing for an automatic washing machine. Double glazed window to the rear.

First Floor Landing

Radiator and access to the loft space which is boarded.

Bedroom One 12' 5" x 9' 5" (3.782m x 2.870m)

Double glazed window to the front and radiator. Fitted with a range of wardrobes and storage.

Bedroom Two 11' 8" x 8' 3" (3.544m x 2.521m)

Double glazed window to the rear and radiator. Laminate flooring

Bedroom Three 12' 4" x 5' 3" (3.747m x 1.612m)

Double glazed window to the front and radiator.

Bathroom 11' 6" x 5' 9" (3.493m x 1.740m)

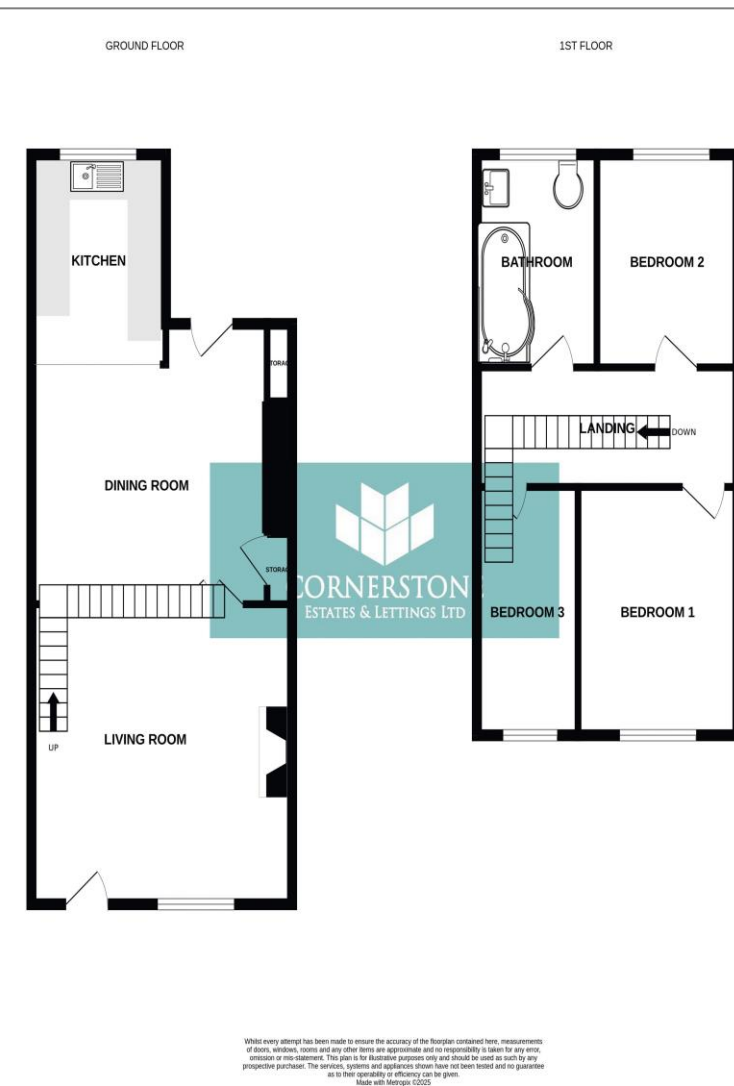
Spacious family bathroom benefitting from a modern 3 piece suite in white comprising panelled bath with shower over, low level flush wc and pedestal wash hand basin. There is a feature radiator with heated towel rail, double glazed window to the rear and tiling to the floor and walls.

Front Garden

There is a walled garden to the front of the property with a path leading to the front door.

Rear of Property

To the rear of this lovely home is a paved yard with gated access to the rear and access to a brick built store. There are allotments directly behind the house and behind them, Royton & Crompton Golf Club.



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

369, Shaw Road, Royton, OLDHAM, OL2 6NZ

Dwelling type: Mid-terrace house
Date of assessment: 25 September 2014
Date of certificate: 28 September 2014

Reference number: 8006-3352-9829-6327-2143
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,469
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 1,953 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 312 over 3 years	£ 225 over 3 years	
Totals	£ 2,469	£ 1,959	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.




Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>67</p>	<p>Potential</p> <p>84</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 300	
2 Floor insulation	£800 - £1,200	£ 123	
3 Solar water heating	£4,000 - £6,000	£ 90	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.