



## 20 Dairy Street Oldham, OL9 9HA

Double fronted end terraced property offering more than your standard terraced property! This well-loved and recently redecorated home offers a warm and inviting feel and has many traditional features. The entrance vestibule leads into a spacious lounge with a feature fireplace and room for dining, flowing through double doors into a fitted kitchen with access to the low-maintenance rear garden. Upstairs, there are two generous double bedrooms, a family bathroom, and a landing with a storage cupboard and side window. Conveniently located near good schools, motorway links, and the tram network, with parking available nearby. A fantastic opportunity—book your viewing today!



**2 double bedrooms**

**Fitted kitchen**

**Yard to Rear**

**Garden front**

**Double fronted property**

**Lounge/diner**

**Ready to Move Into**

**Fully redecorated**

**£165,000**

**Lounge/Diner** 20' 2" x 13' 9" (6.14m x 4.19m)

Double fronted lounge with entrance vestibule. Space for dining area. Stairs to first floor and doors to the kitchen. Feature fireplace.

**Kitchen** 14' 5" x 13' 2" (4.4m x 4.01m)

Fitted with base and wall cabinets. Newly laid floor. range cooker. Door to rear yard.

**Bedroom 1** 14' 3" x 13' 5" (4.34m x 4.09m)

Storage space. Original fireplace.

**Bedroom 2** 12' 8" x 10' 10" (3.86m x 3.30m)

Double bedroom with original fireplace.

**Bathroom** 7' 3" x 8' 0" (2.20m x 2.45m)

Fitted with panel bath with shower above, pedestal wash hand basin and w/c. Towel radiator.

**First Floor Landing**

Giving access to all first floor rooms. Window for natural light. Boiler housed in original cupboard.

**Rear**

Private rear yard with artificial grass

**Tenure**

Leasehold with 846 years remaining

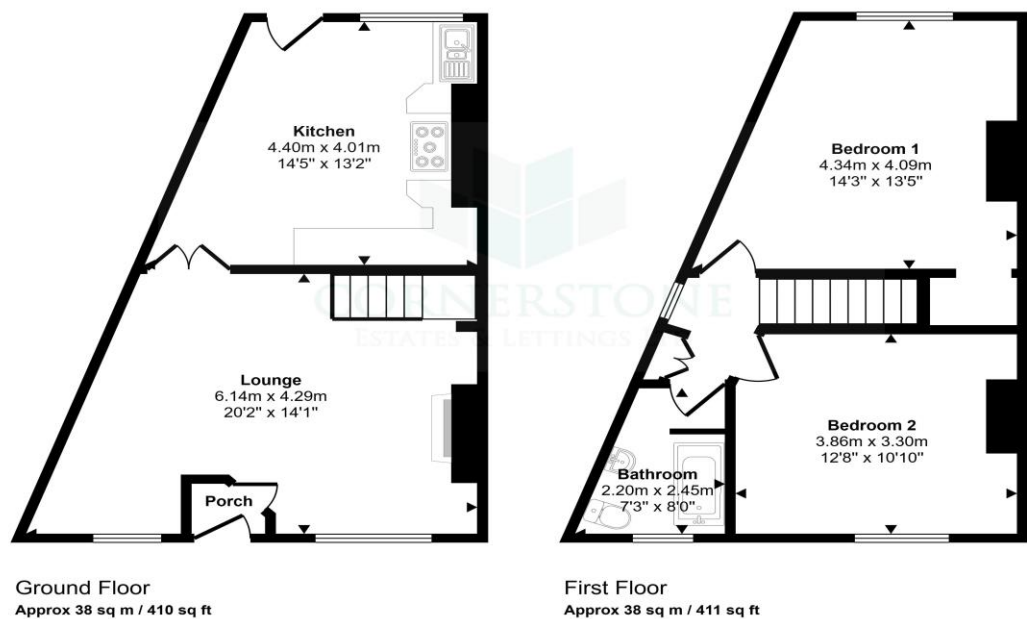
**EPC**

Grade D

**Council Tax**

Band A

Approx Gross Internal Area  
76 sq m / 820 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

20, Dairy Street, Chadderton, OLDHAM, OL9 9HA

<b>Dwelling type:</b>	End-terrace house	<b>Reference number:</b>	8137-7729-1979-6679-2926
<b>Date of assessment:</b>	21 November 2013	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	22 November 2013	<b>Total floor area:</b>	96 m <sup>2</sup>

## Use this document to:

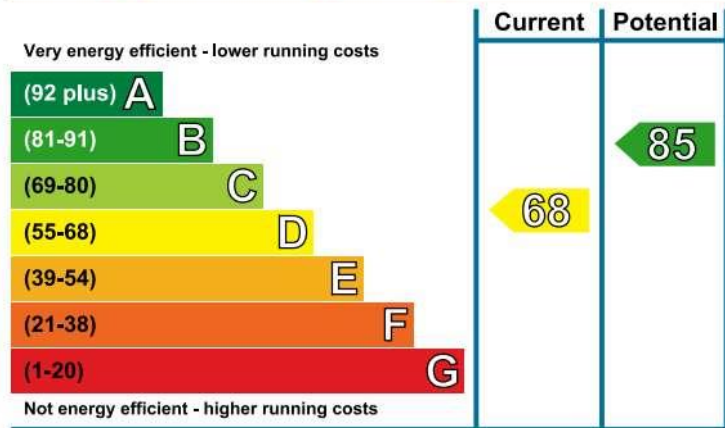
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,379</b>
<b>Over 3 years you could save</b>	<b>£ 597</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,932 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 285 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,379</b>	<b>£ 1,782</b>	

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






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 Cavity wall insulation	£500 - £1,500	£ 417	
2 Floor Insulation	£800 - £1,200	£ 111	
3 Solar water heating	£4,000 - £6,000	£ 69	

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](http://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.