



## 2 North Downs Road Oldham, OL2 7RJ

Situated on an enviable corner plot, this extended true bungalow boasts breathtaking views and generous living space, perfect for growing families. With potential to extend into the boarded loft, this home offers fantastic versatility. The bright entrance hall leads to a large lounge, where a purpose-built bay window provides the perfect spot to take in the views. Double glass doors open into the modern dining kitchen, featuring sleek white gloss cabinets and French doors leading to the landscaped garden. There are four double bedrooms, a shower room, and a family bathroom. Outside, well-maintained gardens wrap around three sides, offering multiple seating areas. The driveway comfortably fits two or more vehicles, and the former garage has been replaced with a handy summer house, ideal for hobbies, a home office, or a man cave. A fantastic opportunity not to be missed—contact us today to arrange a viewing!

❖ **Extended true bungalow**

❖ **4 bedrooms**

❖ **Modern fitted kitchen**

❖ **Summer house**

❖ **Large garden plot**

❖ **2 bathrooms**

❖ **Excellent loft space**

❖ **Stunning views!**

**Lounge** 17' 7" x 15' 0" (5.37m x 4.57m)  
Large lounge which leads from the entrance hall and has double glazed doors leading to the dining kitchen. The bay window was specifically designed to provide the best seating spot in the house as it takes in the far reaching views.

**Kitchen/Diner** 19' 1" x 9' 9" (5.82m x 2.98m)  
Galley style kitchen with integrated double oven, gas hob, extractor fan, and dishwasher. There is space for a fridge/freezer, washing machine and tumble dryer. French doors lead out to the garden. The window and 2 skylights allow for a lot of light. Door to the inner hall.

**Bedroom 1** 12' 3" x 13' 8" (3.74m x 4.17m)

**Bedroom 2** 12' 4" x 10' 2" (3.75m x 3.10m)

**Bedroom 3** 10' 1" x 7' 9" (3.08m x 2.36m)  
With fitted wardrobe.

**Bedroom 4** 9' 4" x 6' 5" (2.84m x 1.96m)  
Currently being used as aa home office, this room has some of the best views.

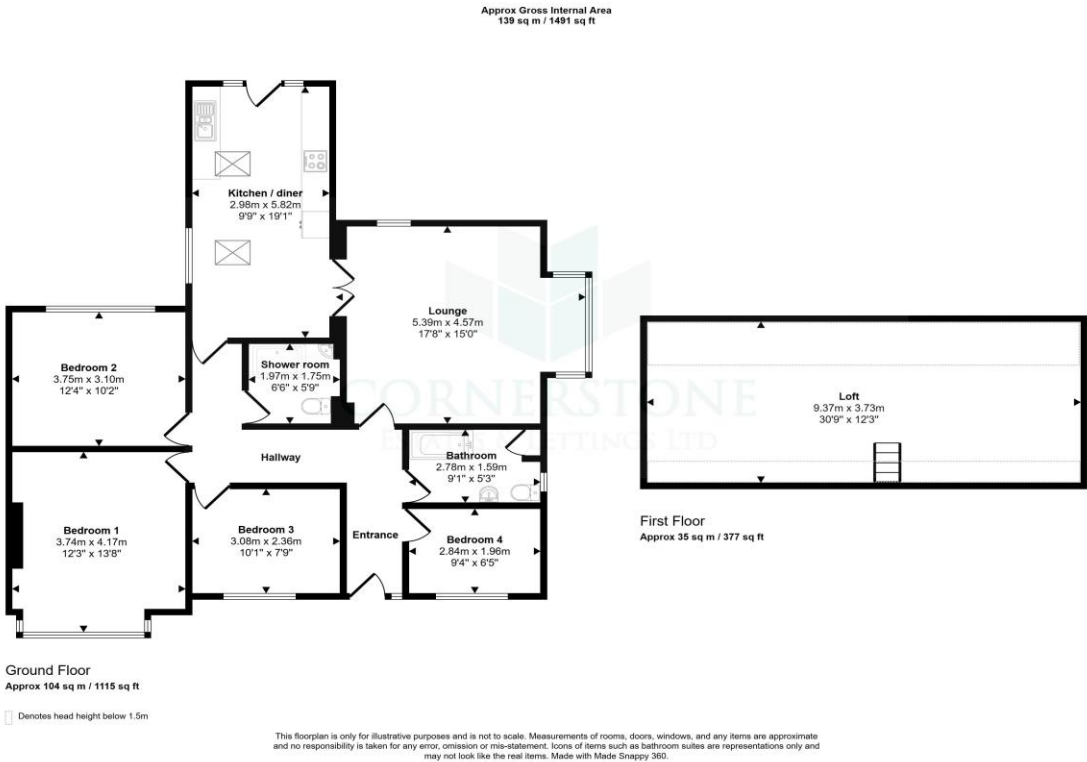
**Bathroom** 9' 1" x 5' 3" (2.78m x 1.59m)  
Free standing bath with shower attachment. Vanity wash hand basin and low level w/c. Decorative towel radiator. Tiles to the walls and wood effect tiles t the floor.

**Shower Room** 6' 6" x 5' 9" (1.97m x 1.75m)  
With a modern finish, this shower room has a walk in shower with glass screen, perfect for those with mobility issues, corner wash basin and low level w/c.

**Summer house**  
A fantastic addition to this property is the summer house. It is insulated, has electricity and lighting and workbench space.

**Rear garden**  
Beautiful private space that is not overlooked. On the upper level is artificial grass and the door to the summer house, the lower level is a patio that wraps around the kitchen an lends itself to being a fantastic entertaining space. Planted borders.

**Driveway**  
Driveway is to the side f the property and can comfortably house 2 vehicles. The white fence to the side also opens up to provide additional parking.



# Energy performance certificate (EPC)

2, North Downs Road  
Shaw  
OLDHAM  
OL2 7RJ

Energy rating

E

Valid until:

12 April 2026

Certificate number:

0588-2014-7224-4836-9964

Property type

Semi-detached bungalow

Total floor area

47 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 E. It has the potential to be C.

[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		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		