



## **8 The Knoll** **Oldham, OL2 8JD**

Beautifully Presented Two-Bedroom Bungalow on a Generous Corner Plot  
Occupying a spacious corner plot with wraparound gardens, this beautifully maintained two-bedroom link-detached bungalow offers style, comfort, and fantastic outdoor space. Step inside to find a welcoming entrance porch and hallway, leading to a bright and airy lounge/diner with bifold doors opening out onto a raised decked patio—perfect for relaxing or entertaining. The modern fitted kitchen is both stylish and practical, while the contemporary four-piece bathroom features a freestanding bath and separate shower for added luxury. Both bedrooms are generously sized and include fitted storage, making the home ideal for downsizers or professionals looking for low-maintenance living with plenty of space. Outside, the mature garden wraps around three sides of the home, offering privacy with established trees and shrubs, a vegetable patch, and multiple seating areas. There's ample off-road parking with three spaces and a garage, complete with power and lighting.

**Detached true bungalow**

**2 bedrooms**

**Generous plot**

**Ample parking**

**Modern fitted kitchen**

**4 piece modern bathroom**

**Lounge with bifold doors**

**Garage**

**£329,950**

# 8 The Knoll

## Oldham, OL2 8JD

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**Lounge** 38' 1" x 48' 7" (11.6m x 14.8m)  
Lounge diner with bi fold doors leading out to the raised deck patio area.

**Kitchen** 13' 7" x 8' 9" (4.13m x 2.67m)  
Modern kitchen with integrated oven, microwave, hob and fridge/freezer. Plinth heater. Plumbed for an automatic washing machine and dishwasher.

**Bedroom 1** 11' 2" x 10' 0" (3.41m x 3.04m)  
Good size double bedroom with fitted storage cupboards, over bed bridge unit and bedside tables.

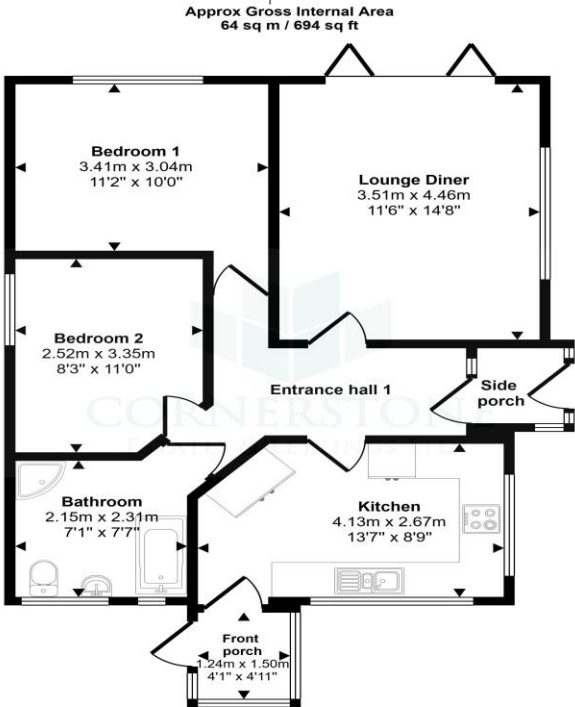
**Bedroom 2** 8' 3" x 11' 0" (2.52m x 3.35m)  
Second double bedroom.

**Bathroom** 7' 1" x 7' 7" (2.15m x 2.31m)  
Beautiful fitted bathroom with panel bath featuring wall mounted waterfall tap, Shower cubicle with dual head shower, vanity wash hand basin and w/c.

**Gardens**  
The property is set on a generous plot spanning all three sides of the building, which currently has mature shrubs and trees for privacy. There is a raised deck patio that is great for sitting out and a vegetable patch. The side of the property has been opened up to give 2 further parking spaces in addition to the single space by the garage.

**Garage**  
The garage has an electric up and over door and a rear door leading out to the garden. Complete with electric supply and light.

**Tenure**  
Leasehold with 938 years remining



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 (EPC)

8, The Knoll  
Shaw  
OLDHAM  
OL2 8JD

Energy rating

**D**

Valid until:

**31 March 2029**

Certificate number:

**0820-2839-7749-9301-7035**

Property type

Detached bungalow

Total floor area

66 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+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		