



4 Dingle Avenue Oldham, OL2 8DD

This beautifully presented three-bedroom family home blends character with contemporary finishes and offers scope for further improvement. Enter through the welcoming hallway, featuring a charming round window, into the bright and spacious lounge with a large bay window. The open-plan kitchen-diner is the heart of the home — sleek, modern, and ideal for family meals or entertaining. It features a stylish handleless grey kitchen with central island, granite worktops, and a range of integrated appliances. From the kitchen, there's access to a practical pantry housing the combi boiler and tumble dryer, as well as a bespoke ground floor shower room with a walk-in shower. Upstairs, the master bedroom includes fitted wardrobes, a dressing table, and an en-suite shower room. The second bedroom offers access to a fully boarded loft room via pull-down ladders — complete with skylight — making it perfect as a dressing room, home office, or hobby space. The third bedroom is also a comfortable double. Outside, there is off-road parking for two cars to the front, and a tiered, low-maintenance garden to the rear — ideal for relaxing or entertaining outdoors



Beautiful kitchen / diner

Modern bathroom

Landscaped gardens

3 bedrooms

Master en-suite

Driveway

Feature windows

Well presented throughout

£304,950

Lounge 14' 11" x 14' 0" (4.55m x 4.26m)
Beautiful bay window. Oak beam hearth. Decorative oak doors.

kitchen / diner 23' 8" x 12' 2" (7.21m x 3.71m)
Kitchen with the wow factor when you walk in. Large dining table perfect for family gatherings sits up against the central island which has drawers and storage underneath. The matching base and wall cabinets are a modern grey gloss finish and are topped with granite worktops. Integrated fridge / freezer, double oven, gas hob and extractor, microwave and washing machine. Off the dining room is the pantry that houses the combi boiler and the tumble dryer. Door to downstairs shower room. Door to rear garden. Dual aspect windows.

Shower Room 9' 8" x 4' 9" (2.95m x 1.45m)
Beautiful modern ground floor shower room. Walk in double shower, vanity wash hand basin, low level w/c. Window tot he rear and feature round window to the side. Tiled walls.

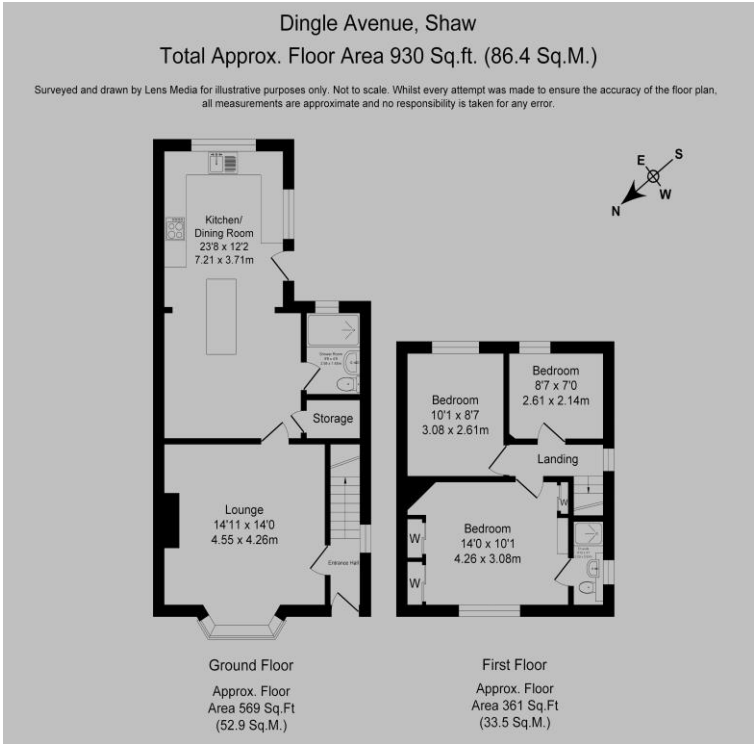
Bedroom 1 14' 0" x 10' 1" (4.26m x 3.08m)
Double bedroom to the front elevation with modern fitted wardrobes and dressing table. Door to en-suite.

En-suite 6' 10" x 30' 6" (2.09m x 9.30m)
Vanity wash hand basin and low level w/c shower cubicle. This space has been cleverly designed to make best use of the bulkhead space over the stairs. Side window.

Bedroom 2 10' 1" x 8' 7" (3.08m x 2.61m)
Second double bedroom too the rear elevation. Access to the loft with pull down ladders which is boarded, has light, and a skylight - ideal for a hobby room, dressing room or additional storage.

Bedroom 3 8' 7" x 7' 0" (2.61m x 2.14m)
Third double bedroom to the rear elevation.

Gardens
The rear gardens are ideal for relaxation or entertaining. opening from the kitchen there is a paved patio, artificial lawn area and on the higher level a further artificial area that lends itself so a summers evening capturing the final moments before the sun goes down. Planted borders. to the side of the house is a further paved area with a timber built shed.



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)

4 Dingle Avenue
Shaw
OLDHAM
OL2 8DD

Energy rating

C

Valid until:

10 June 2034

Certificate number:

0360-2399-6360-2894-6855

Property type

Semi-detached house

Total floor area

104 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 C. 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+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		