



## 500 Rochdale Road Oldham, OL2 7PD

Rose Cottage is a captivating four-bedroom stone-built home that effortlessly blends charm with functionality. Ideally situated next to High Crompton Park, this property offers convenient access to Crompton House School, local motorways, and the Metrolink Tram Station. Upon entering, you are greeted by a traditional door leading to a cozy sitting room, complete with an original fireplace and a working log burner. The ground floor also features a spacious lounge/diner that opens up to the beautifully landscaped gardens, along with a well-appointed kitchen. The first floor offers four generously sized bedrooms, including a master suite with an en-suite bathroom, all connected by a wide, open landing. A family bathroom completes this level. Additionally, the property boasts three cellar rooms, perfect for extra storage or a wine cellar. The enchanting gardens are a true highlight, offering a sense of discovery at every turn, reminiscent of a secret garden. With composite decking, a summerhouse, a pergola, and mature plants, the outdoor space is designed for relaxation and enjoyment. The rear of the property provides access to parking via double gates, which could be expanded for added convenience.



**4 bedrooms**

**Master En-Suite**

**Large lounge / diner**

**Stunning gardens**

**Snug with original log burner**

**Parking to the rear**

**Cellar**

**Fitted kitchen**

**Offers Over £375,000**

**Sitting Room** 16' 6" x 12' 1" (5.04m x 3.69m)  
Enter through the original wood door to the sitting room to be greeted by the feature fireplace with working log burner. Entrance to the kitchen and lounge/diner. Stairs to the first floor. Wood flooring.

**Lounge / diner** 27' 8" x 13' 4" (8.43m x 4.07m)  
Substantial room ideal for entertaining or relaxing in front of the fire. Double doors open to the gardens and to the kitchen.

**Kitchen** 8' 7" x 12' 0" (2.62m x 3.67m)  
Fitted with base and wall cabinets. Range cooker. Plumbed for automatic washing machine. Bespoke shelving/ door to the garden.

**Master bedroom** 10' 9" x 13' 7" (3.27m x 4.13m)  
With en-suite bathroom.

**En-suite** 6' 0" x 10' 4" (1.84m x 3.16m)  
4 piece bathroom. Panel bath, w/c, pedestal wash hand basin, shower cubicle.

**Bedroom 2** 10' 10" x 12' 4" (3.30m x 3.76m)

**Bedroom 3** 10' 3" x 8' 7" (3.13m x 2.62m)

**Bedroom 4** 8' 3" x 9' 7" (2.52m x 2.93m)

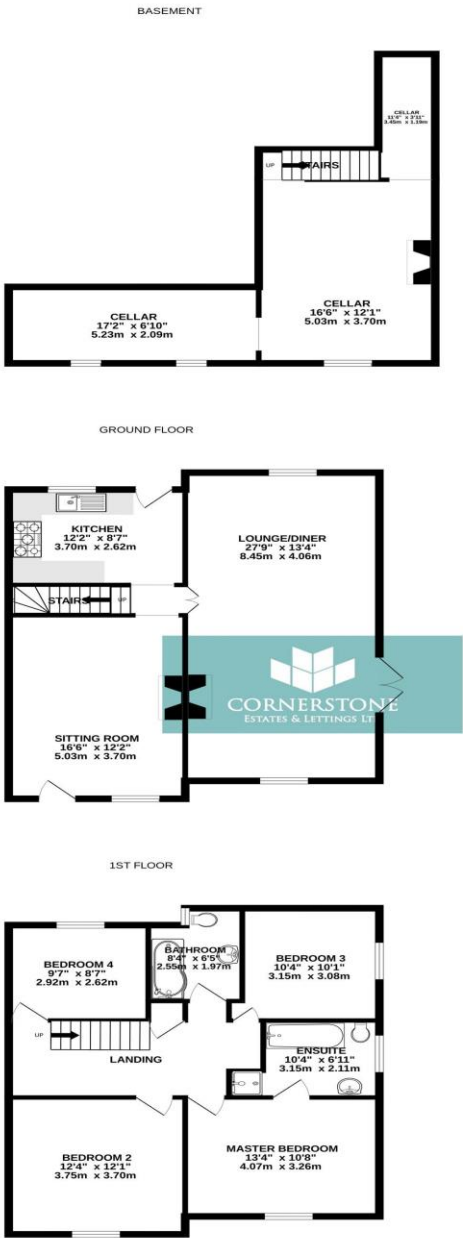
**Family Bathroom** 9' 11" x 7' 7" (3.03m x 2.30m)  
P shaped bath with shower above and glass screen, W/C and wash hand basin. Heated towel rail.

**Cellars**  
There are 3 cellar rooms, two of which have natural light.

**Gardens**  
The property is surrounded by well designed spaces for relaxing and enjoyment. Pergolas, cobblestone seating, composite decking and mature plants add to the charm - a must see for anyone looking for a piece of tranquility! To the rear of the property is the parking space which can be accessed via double gates and can be extended further. There is also a greenhouse and a garage for storage.

**Tenure**  
Freehold

**Financial advice**  
Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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)

|                                                |                           |                                                     |
|------------------------------------------------|---------------------------|-----------------------------------------------------|
| 500 Rochdale Road<br>Shaw<br>OLDHAM<br>OL2 7PD | Energy rating<br><b>C</b> | Valid until: <b>27 May 2034</b>                     |
|                                                |                           | Certificate number: <b>0310-2412-8350-2404-6815</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 156 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 82 <b>B</b> |
| 69-80 | <b>C</b>      | 72 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |