



184 Samlesbury Close Oldham, OL2 7DJ

Tucked away in a peaceful cul-de-sac in the highly desirable area of High Crompton, this well-presented first-floor apartment offers a perfect combination of comfort, practicality, and low-maintenance living. Accessed via a private ground-floor entrance hall with a useful storage cupboard, stairs lead to a bright and airy first-floor living space. The property features a spacious lounge with a designated dining area, a modern fitted kitchen complete with a breakfast bar and ample storage, two generous double bedrooms, and a contemporary three-piece bathroom suite. Ideal for those looking to downsize without compromising on space, this apartment offers a calm, easy-to-manage lifestyle in a quiet and well-kept residential setting. Parking and well Maintained gardens are available for the residents.



2 Bedrooms

Private Entrance

Gardens

Lounge / diner

Modern fitted kitchen

Fitted bathroom

Parking

Close to local bus routes

£127,500

Lounge 15' 5" x 9' 9" (4.69m x 2.97m)
Lounge with space for a dining table. Door to kitchen.

Kitchen 7' 6" x 9' 6" (2.29m x 2.89m)
Modern fitted kitchen in cream with wood effect worktops and breakfast bar. Integrated oven, hob, and extractor fan. Space for fridge freezer.

Bedroom 1 13' 11" x 9' 8" (4.23m x 2.95m)

Bedroom 2 11' 5" x 9' 6" (3.49m x 2.90m)
With storage cupboard.

Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)
Panel bath with shower above. Pedestal wash basin. W/C. Tiled walls.

Entrance Hall
Private entrance with storage cupboard.

Front
Parking spaces for the flats in this cul de sac. Well maintained gardens to the front to enjoy.

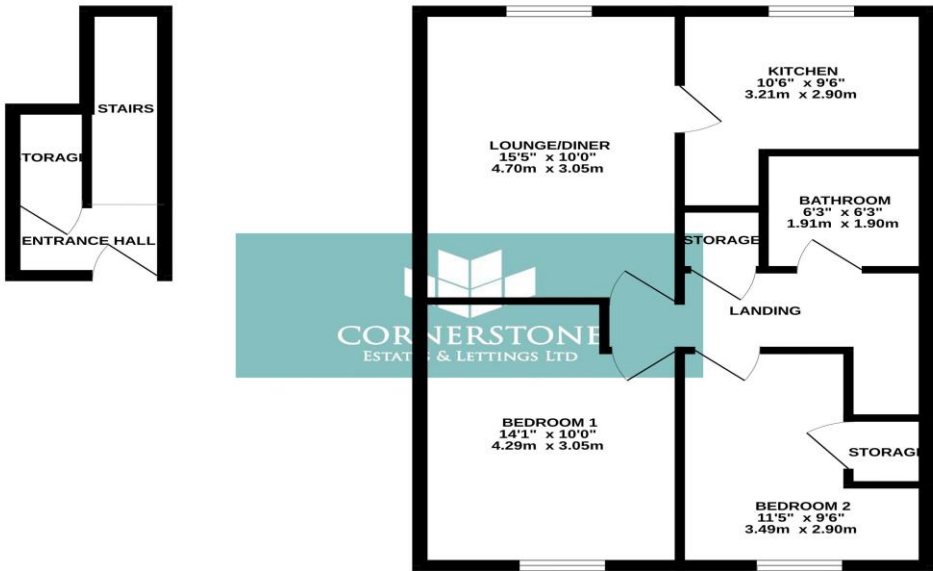
EPC
Grade C

Council tax
Band A

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 your do not keep up repayments on your mortgage or other loan secured on it.

GROUND FLOOR

1ST FLOOR



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, fixtures 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)

184, Samlesbury Close
Shaw
OLDHAM
OL2 7DJ

Energy rating

C

Valid until:

11 August 2029

Certificate number:

8221-6828-4480-2969-5902

Property type

Top-floor flat

Total floor area

54 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 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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		