



## **168 Trent Road Shaw, OL2 7QR**

This recently renovated 2-bedroom detached true bungalow is offered with vacant possession and is ideal for those seeking single-storey living in a move in-ready home. Recently refurbished to a high standard, the property is perfect for anyone wanting to avoid the hassle of most renovations. The updates include replastering, new flooring throughout, fresh neutral décor, rewire and new RCD, a new boiler and new radiators — all thoughtfully finished to create a clean, modern space ready for the new owner to personalise. The accommodation is accessed via a side entrance, leading into a bright hallway. The lounge boasts a charming bay window that frames distant views. There are two well-proportioned bedrooms, a stylish modern shower room, a separate dining room, and a fitted kitchen.



**True bungalow**

**Recently refurbished**

**2 bedrooms**

**Lounge with views**

**Dining room**

**Large driveway for several vehicles**

**Modern shower room**

**Low maintenance gardens**

**£249,995**

**Lounge** 13' 7" x 12' 1" (4.14m x 3.68m)  
Lounge with bay window overlooking hills and views of Shaw.

**Kitchen** 9' 1" x 9' 11" (2.78m x 3.02m)  
Wood fitted kitchen. Integrated oven, hob and extractor fan and fridge freezer. One and a half bowl sink and drainer. Space for automatic washing machine. Glazed door to the rear garden.

**Dining Room** 8' 7" x 9' 11" (2.62m x 3.02m)  
Dining room with dual aspect windows.

**Bedroom 1** 9' 11" x 12' 2" (3.03m x 3.70m)

**Bed 2** 8' 2" x 9' 11" (2.50m x 3.01m)

**Shower Room** 6' 4" x 5' 10" (1.93m x 1.78m)  
low level fitted double shower tray with glass screen and dual shower heads. Vanity was basin unit. low level w/c. Tiled walls and floor. Heated towel rail.

**Entrance Hall** 4' 2" x 9' 0" (1.27m x 2.74m)  
Entrance porch opens to the hallway with access to all rooms. Loft access.

**Driveway**  
The front of the property has planted trees for privacy, a gate and a gated driveway. Access to either side of the house leads to the gates to the rear garden.

**Rear Garden**  
Perfectly sized garden for both enjoyment and relaxing but not too difficult to maintain. Paved patio, lawn and radial paving to the rear . Surrounded with plants and shrubs. Timber built shed.

**Tenure**  
Freehold

**Council Tax**  
Band C



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)

168 Trent Road  
Shaw  
OLDHAM  
OL2 7QR

Energy rating

**D**

Valid until:

21 July 2035

Certificate number:

5235-4923-5500-0411-2296

Property type

Detached bungalow

Total floor area

65 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 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		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		