



3 Bowler Street Oldham, OL2 7SL

Perfect First Home – Stylish & Convenient

Beautifully presented garden-fronted mid-terrace, ideal for first-time buyers. Features a cosy lounge, modern dining kitchen with walk-in pantry, and two well-proportioned bedrooms – the main with built-in wardrobes and dressing table. Stylish bathroom and low-maintenance rear garden with artificial lawn and sunny raised decking.

Overlooks a green space shaded by trees – perfect for children and pets. Walking distance to Shaw town centre, local schools, and shops. Move-in ready with everything you need for comfortable, modern living.



2 bedrooms

Lovely rear Garden

Garden front

Green space nearby

Modern fitted kitchen

Modern bathroom

Well presented

Close to Shaw Centre

£179,000

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Oldham, OL2 7SL

£179,000

Lounge 11' 11" x 12' 4" (3.62m x 3.76m)
Bay window. Feature fireplace.

Kitchen/Diner 15' 1" x 8' 8" (4.59m x 2.63m)
Fitted with shaker style base and wall cabinets in a contemporary neutral colour with wood effect worktops. Integrated double oven, hob, and extractor fan. space for automatic washing machine. Large pantry. PVC door to rear garden.

Bedroom 1 13' 2" x 10' 6" (4.01m x 3.19m)
Large bedroom with 2 windows. Fitted wardrobes with sliding doors and matching dressing table.

Bedroom 2 8' 8" x 8' 9" (2.63m x 2.66m)
Small double bedroom to the rear elevation.

Bathroom 6' 4" x 5' 6" (1.93m x 1.67m)
Panel bath with shower above, vanity wash basin, low level w/c.

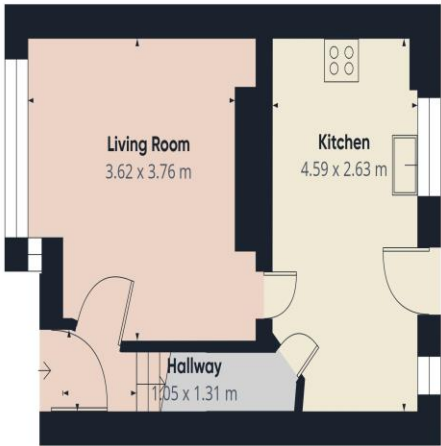
Rear Garden
Artificial grass with sleepers creating flower beds. Raised decking and built in storage bench. Timber built shed and a small brick built shed.

Nearby leisure space
Across the street is a small tree lined field for public use, handy for children and pets.

Tenure
Leasehold with 850 years remaining and £3.50 per year ground rent.

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.



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)

3, Bowler Street
Shaw
OLDHAM
OL2 7SL

Energy rating

C

Valid until:

25 January 2028

Certificate number:

8518-7029-0150-8899-9992

Property type

Mid-terrace house

Total floor area

61 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		