



21 Dalehead Drive Oldham, OL2 8JT

Set in an elevated position with fantastic views across Shaw, this well-proportioned three-bedroom townhouse offers an exciting opportunity for a small family. The accommodation begins with a welcoming vestibule leading into a spacious lounge with a large window. To the rear is a generous dining kitchen, ideal for family meals and entertaining. Upstairs, the home offers two double bedrooms, a comfortable third single bedroom, and a family bathroom with a three-piece suite. Externally, the property benefits from gardens to the front, and a tiered rear garden. An allocated rear parking area offers practical off-street parking. This home is perfect for a young or growing family looking to put their own stamp on a property.



3 bedrooms

Dining kitchen

Gardens front and rear

Views

Lounge

Fitted bathroom

Allocated parking

Central location

£199,950

21 Dalehead Drive

Oldham, OL2 8JT

£189,950

Entrance Porch 3' 7" x 3' 0" (1.09m x 0.91m)

Lounge 15' 9" x 14' 4" (4.80m x 4.38m)

Lounge with under stairs cupboard, stairs to first floor accommodation, and access to dining kitchen.

Kitchen/Diner 8' 0" x 14' 4" (2.45m x 4.36m)

Range of white kitchen cupboards with integrated oven, hob and extractor fan. Drainer sink. Space for dining table. Two PVC windows and the PVC door leading to the rear garden make this room light and airy. Storage cupboard.

Bedroom 1 14' 5" x 8' 2" (4.4m x 2.50m)

Double bedroom to the front elevation with views over Shaw

Bedroom 2 10' 0" x 6' 9" (3.05m x 2.06m)

Double bedroom to the rear elevation

Bedroom 3 6' 8" x 6' 1" (2.02m x 1.85m)

Single bedroom to the front elevation with views over Shaw.

Bathroom 6' 3" x 6' 0" (1.91m x 1.84m)

Panel bath with shower above, pedestal wash hand basin and low level W/C. Tiled walls.

Rear Garden

Tiered garden. Patio on the lower level, currently the next level has a hot tub and there are 2 more levels with a path and steps running along the side up to the rear gate which gives access to the allocated parking spot to the rear.

Tenure

Leasehold with 946 years remaining

Council tax

Band A

EPC

Grade 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)

21 Dalehead Drive
Shaw
OLDHAM
OL2 8JT

Energy rating

C

Valid until:

15 March 2033

Certificate number:

0330-2426-1270-2197-1521

Property type

Mid-terrace house

Total floor area

70 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		