



84 Bleasdale Street Oldham, OL2 6RL

Set in a peaceful cul-de-sac, this beautifully presented home offers comfort, space, and privacy. The ground floor features a welcoming hall, bright lounge, and spacious dining kitchen. A standout sunroom with tiled roof provides year-round enjoyment and garden views.

Upstairs, there are two double bedrooms (master with fitted wardrobes), a single bedroom, and a modern bathroom. Outside includes a driveway, neat front garden, and a landscaped rear garden over two levels, backing onto open fields for extra privacy.

Ideal for families, professionals, or anyone seeking a tranquil retreat.



3 bedrooms

South facing garden

Driveway

Lovely garden

Sun room

Fitted Dining Kitchen

Fitted bathroom

Quiet cul de sac

Offers in Excess of £260,000

- Lounge** 11' 7" x 12' 11" (3.53m x 03.93m)
Access to the dining kitchen
- Kitchen/Diner** 15' 1" x 8' 10" (4.61m x 2.70m)
Fitted with timeless white cabinets. Integrated oven, microwave, fridge/freezer, dishwasher, hob and extractor fan. Space for dining table or additional storage. Pantry cupboard French door to sun room.
- Sun Room** 14' 3" x 10' 3" (4.35m x 03.13m)
This conservatory has been converted into a sun room that can be used all year round thanks to its solid insulated roof. A welcome additional room which could be a second reception or formal dining overlooking the rear garden.
- Bedroom 1** 8' 6" x 13' 2" (2.59m x 04.01m)
With fitted wardrobes
- Bedroom 2** 8' 6" x 8' 10" (2.58m x 02.69m)
Double bedroom to the rear elevation
- Bedroom 3**
Currently being used as a home office, this room would make a welcome single bedroom. Storage cupboard
- Family Bathroom** 6' 2" x 5' 6" (1.87m x 01.68m)
Vanity wash hand basin, w/c and panel bath with shower above.

Rear Garden

The south facing garden flows from the sun room and has a raised deck area and wraps around to the side of the property. The fence could be moved back or removed completely to create more parking space. The lower tier of the garden provides more space for seating, BBQ or relaxing. The rear of this property is open fields so you are guaranteed to be able to enjoy this garden fully without being overlooked.

Council Tax

Band B

Tenure

Leasehold with 965 years remaining and a ground rent of £75pa.

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)

84, Bleasdale Street
Royton
OLDHAM
OL2 6RL

Energy rating

C

Valid until:

26 August 2030

Certificate number:

8010-6828-9460-4013-5226

Property type

Semi-detached house

Total floor area

62 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		