



54 Sumner Street Oldham, OL2 8RY

Inside, the property offers a welcoming entrance hall, a modern kitchen with a separate utility room, and a bright lounge/diner perfect for everyday living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a contemporary fitted bathroom. The real standout is the stunning landscaped rear garden — a true haven. It features a generous stone patio with inset pizza oven, tiered flower and vegetable beds, and a lawned upper level. The garden is not overlooked, backing onto open fields with beautiful views over Shaw from the top tier. With country walks right on the doorstep, this is a rare opportunity to enjoy semi-rural living while still being close to local amenities.

3 bedrooms

Utility room

Lounge / diner

Shaw Centre location

Modern kitchen

Large landscaped garden

Modern fitted bathroom

Ready to move into

Offers Over £200,000

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Oldham, OL2 8RY

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Entrance Hall 5' 5" x 14' 4" (1.64m x 4.36m)
PVC entrance door. Stairs to the first floor accommodation and door to kitchen and lounge.

Lounge/Diner 15' 8" x 16' 5" (4.77m x 5m)
Bright reception room with dual aspect windows. Decorative upright radiator.

Kitchen 8' 10" x 9' 3" (2.697m x 2.81m)
White cabinets with wood effect worktops to give a bright modern feel. Integrated eye level oven, hob and extractor fan. Door to utility.

Utility room 6' 1" x 7' 6" (1.851m x 2.29m)
Fitted with cabinets and worktops to match the kitchen, this room is plumbed for an automatic washing machine and houses the combi boiler. Door to the rear garden.

Bedroom 1 13' 7" x 8' 4" (4.15m x 2.53m)
TO the rear elevation with fitted wardrobes.

Bedroom 2 8' 0" x 12' 4" (2.45m x 3.75m)
Second double bedroom

Bedroom 3 7' 5" x 9' 2" (2.27m x 2.80m)
Single bedroom to the front elevation with bulk head storage.

Family Bathroom 9' 4" x 8' 3" (2.84m x 2.51m)
Panel bath with shower above, pedestal wash basin, w/c. heated towel radiator. Storage cupboard.

Front
The front of the garden has steps leading to the entrance. Raised wall.

Rear Garden

Council tax
Band A

EPC
Grade D

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)

54, Sumner Street
Shaw
OLDHAM
OL2 8RY

Energy rating

D

Valid until:

16 November 2026

Certificate number:

8799-5364-5129-1197-7963

Property type

Semi-detached house

Total floor area

77 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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		