



14 Oldham Road Oldham, OL2 8SA

Spacious 3-Bedroom Semi-Detached with Large Garden

Just a short walk from Shaw town centre, this well-proportioned home offers excellent space inside and out. The ground floor features a welcoming hall, bright lounge, fitted kitchen, separate dining room, utility, W/C, and storage. Upstairs are two double bedrooms, a single room, family bathroom, and separate W/C.

Externally, the property benefits from a double driveway and gated access to a generous, private rear garden with patios, lawn, and seating areas. Conveniently located near shops, supermarkets, and the Metrolink, it's an ideal choice for families or anyone seeking space and connectivity.



3 bedrooms

Utility room

Driveway

Separate bath / w/c

2 reception rooms

Downstairs w/c

Large secluded garden

Close to Shaw Centre

Offers in Excess of £235,000

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Lounge 12' 5" x 10' 11" (3.79m x 3.33m)
To the front elevation. Feature fireplace. Laminate flooring.

Entrance Hall 14' 8" x 5' 11" (4.48m x 1.80m)
Handy porch leading to the entrance hall with doors to the reception rooms, kitchen and utility.

Dining Room 12' 11" x 11' 0" (3.94m x 3.35m)
To the rear elevation, this room is a welcome second reception, could be a formal dining room or additional sitting room. Laminate flooring.

Kitchen 10' 6" x 7' 7" (3.20m x 2.32m)
Fitted with a range of base and wall cabinets with space for slot in cooker

Utility room 8' 7" x 5' 11" (2.61m x 1.81m)
Space to the rear of the property plumbed for automatic washing machine and dishwasher. Door to rear garden.

w/c 3' 7" x 4' 4" (1.10m x 1.32m)
Useful addition to the ground floor for guests or children. w/c and wall mounted wash basin. Part tiled walls.

Storage
to the side of the w/c is an additional storage area with a window to the side.

Bedroom 1 12' 10" x 9' 8" (3.90m x 2.95m)
Double bedroom with fitted wardrobe and storage.

Bedroom 2 11' 9" x 9' 8" (3.59m x 2.94m)
Double bedroom with fitted wardrobe.

Bedroom 3 8' 3" x 7' 5" (2.52m x 2.26m)
Single bedroom with storage

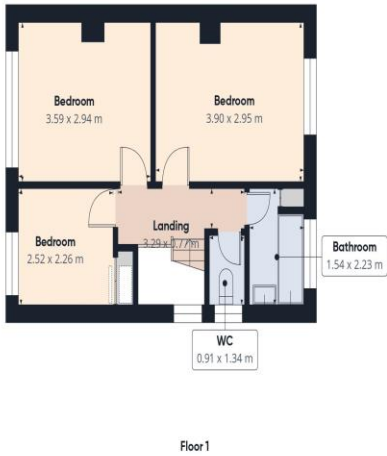
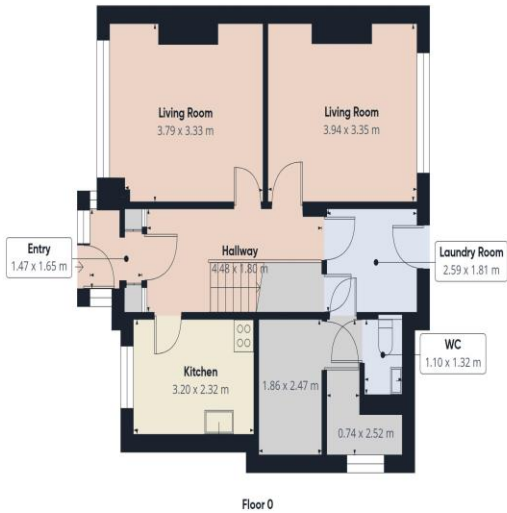
Bathroom 5' 1" x 7' 4" (1.54m x 2.23m)
Panel bath and pedestal; wash basin. There is a shower above which can easily be connected for the new owner. Tiled walls.

W/c 3' 0" x 4' 5" (0.91m x 1.34m)
Separate to the bathroom, this room has w/c, tiled walls and a small window.

Rear Garden
The home boasts a double driveway to the front and gated side access leading to a generous, secluded rear garden. Mature trees offer privacy, while the imprinted concrete patios, central lawn, and additional seating area are perfectly positioned to enjoy the sun throughout the day.

Tenure
Leasehold with 786 years remaining and a ground rent of £10pa.

Council tax
Band B



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.

