



37 Alwin Road Oldham, OL2 7YD

Stylish 3-Bedroom Semi-Detached Home in a Peaceful Shaw Cul-de-Sac! Tucked away in a private cul-de-sac in Shaw, this beautifully presented semi-detached home combines modern style with practical family living. Step inside via the entrance porch into a welcoming lounge, leading through to the stunning bespoke kitchen. Complete with a central island and breakfast bar, this space is perfect for both family meals and entertaining. The kitchen opens to a handy utility area and features patio doors that lead directly to the garden, blending indoor and outdoor living. Upstairs, you'll find three generous double bedrooms — meaning no one has to compromise on space — and a sleek family bathroom finished in classic white with striking black accents. Outside, the property boasts a driveway with EV charging point and a garage located nearby. The rear garden is fully enclosed and designed for low maintenance, with attractive paving and a raised flower bed. Energy efficiency is at the heart of this home, with solar panels helping to keep running costs down. With its peaceful location, spacious layout, and modern finish, this is the perfect place for a growing family to put down roots.



Stunning kitchen

Utility room

Large lounge

Driveway

3 double bedrooms

Solar panels

Modern fitted bathroom

Garage

Offers Over £250,000

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Entrance Porch 5' 5" x 4' 3" (1.65m x 1.30m)
Porcelain tile flooring, storage for shoes, bags etc, hanging for coats. Glazed PVC door and open to the lounge.

Lounge 16' 0" x 12' 3" (4.88m x 3.73m)
Large bright lounge with door to kitchen.

Kitchen/Diner 16' 0" x 13' 0" (4.88m x 3.97m)
Bespoke kitchen with central island with breakfast bar. Gas hon on the island with extractor fan above. Integrated oven. Patio doors leading to the rear garden. Storage cupboard. Open to utility. Glass balustrade with handrail for the staircase.

Utility room
Cabinets to match the kitchen. Plumbed for automatic washing machine. Combi boiler.

Bedroom 9' 3" x 13' 4" (2.82m x 4.07m)
To the front elevation. Fitted wardrobes.

Bedroom 9' 5" x 10' 4" (2.86m x 3.14m)
Double bedroom to the rear elevation

Bedroom 6' 5" x 9' 3" (1.96m x 2.83m)
Currently being used as a play room, this has previously had a double bed in as a bedroom.

Family Bathroom 6' 4" x 5' 11" (1.93m x 1.81m)
Beautiful modern bathroom in timeless white. Panel bath with shower above and wall mounted waterfall tap, vanity wash basin, w/c. Black towel rail. Tiled walls and flooring.

Garage 13' 4" x 8' 2" (4.07m x 2.49m)
Located nearby, this garage has an up and over door. Ideal for storage or a vehicle.

Solar Panels
Save money on your energy bills and sell to the national grid.

EPC
Grade B

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.

Energy performance certificate (EPC)

37 Alwin Road
Shaw
OLDHAM
OL2 7YD

Energy rating

B

Valid until:

18 September 2031

Certificate number:

5543-7039-2022-2091-0802

Property type

Semi-detached house

Total floor area

79 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 B. 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	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		