



92 Shaw Road Rochdale, OL16 4LX

Well-presented throughout and full of charm, it combines cosy living with excellent transport links. Step inside via the entrance vestibule into a welcoming open-plan lounge and kitchenette, complete with an attractive open fireplace and useful storage cupboard. Upstairs, the bedroom is complemented by a walk-in closet/storage space and a modern shower room. To the rear, there is a communal courtyard garden. Perfectly positioned, the property is just a short walk from Newhey Metrolink station and within easy reach of the M62 motorway. With its quaint character, practical layout, and affordable price point, this delightful home is a smart choice for those seeking a first step on the property ladder, a manageable downsize, or a straightforward rental investment.



Lounge / kitchen

Modern shower room

Large bedroom

Storage closet

Heritage colour PVC

Low run cost

Close to Metrolink

£129,950

92 Shaw Road

Rochdale, OL16 4LX

£125,000

Lounge / kitchen 15' 4" x 14' 7" (4.68m x 4.44m)
Open plan lounge and kitchenette. Kitchen has base and wall cabinets and integrates oven, hob and extractor fan. Plumbed for automatic washing machine or dishwasher and space for fridge freezer. Lounge area has an open fireplace with built in storage cupboard which hides the combi boiler.

Bedroom 16' 6" x 9' 3" (5.019m x 2.83m)
Large bedroom to the front elevation. Laminate flooring.

Shower Room 7' 1" x 5' 4" (2.17m x 1.63m)
Shower cubicle, pedestal wash basin, w/c. Pert tiled walls.

First Floor Landing 9' 7" x 5' 3" (2.93m x 1.60m)
Access to bedroom, shower room and 1.67. X 0.85m closet.

EPC
Grade C

Council tax
Band A

Tenure
TBC

Financial advice

Investors



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)

92 Shaw Road
Newhey
ROCHDALE
OL16 4LX

Energy rating

C

Valid until:

5 September 2033

Certificate number:

0468-0002-6201-8407-3204

Property type

End-terrace house

Total floor area

36 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 A.

[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		94 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		