



379 Shaw Road Oldham, OL2 6NZ

This well-presented three-bedroom terraced home is ideal for first-time buyers or investors alike. The property offers a welcoming lounge, spacious dining kitchen with French doors opening onto the rear garden, plus a separate utility room for added practicality. Upstairs are three bedrooms served by a modern family bathroom.

Externally, the home is garden-fronted with a good-sized rear yard featuring gates that open to provide secure off-road parking, while backing onto allotments for a pleasant, private outlook. With an EPC rating of C, the property is both energy-efficient and appealing to Buy to Let investors. It is available with a tenant in situ or vacant possession, making it a versatile purchase for anyone looking to step onto the property ladder or add to their portfolio.



3 bedrooms

Generous bathroom

Large dining kitchen

Utility room

Parking to the rear

Private garden

Close to Shaw Centre

EPC C

£175,000

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Lounge 14' 6" x 12' 6" (4.43m x 3.80m)
Entrance vestibule. Stairs to the first floor.

Kitchen/Diner 14' 6" x 14' 6" (4.42m x 4.43m)
Kitchen fitted with a range of cupboards, wall units and work surfaces. Integrated oven, hob, extractor fan, fridge/freezer, one and a half bowl sink and drainer and spray tap. Space for dining table and French doors leading out to the garden. Door to utility.

Utility room 5' 6" x 5' 7" (1.68m x 1.69m)
Plumbed for automatic washing machine/ dishwasher. Combi boiler. Door to rear garden.

Bedroom 1 9' 3" x 11' 3" (2.82m x 3.44m)

Bedroom 2 8' 1" x 12' 6" (2.46m x 3.81m)

Bedroom 3 6' 2" x 12' 6" (1.89m x 3.81m)

Bathroom 4' 11" x 11' 3" (1.51m x 3.42m)
Three piece bathroom suite comprising; panel bath with shower above and screen, pedestal wash hand basin, low level W/C. Chrome heated towel rail.

Rear Garden
Enclosed rear garden with double gates providing access for off-road parking, finished with concrete and artificial lawn for easy, low-maintenance upkeep

Council Tax
Band A

EPC
Grade C

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.

Investors
Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services. This property is tenanted and can be sold with tenant in situ or vacant possession.



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)

379 Shaw Road
Royton
OLDHAM
OL2 6NZ

Energy rating

C

Valid until:

19 May 2033

Certificate number:

0430-2510-1050-2227-9071

Property type

Mid-terrace house

Total floor area

84 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		