



3 Park Parade, Oldham, OL2 8DB

Set on a tree-lined avenue, this 1930s family home combines character with potential to add value.

The entrance hall leads to a ground floor bathroom, spacious through-lounge with bow window, and a bright conservatory. The dual-aspect kitchen completes the ground floor.

Upstairs offers a master bedroom with bow window and en-suite, plus two further generous bedrooms.

Outside, there's a private front garden, driveway for two cars, and a rear garden.

Period details include bow, circle and oval feature windows, and curved plasterwork, giving the home unique character. Some modernisation would unlock its full potential.

3 bedrooms

2 bathrooms

No Chain

Large driveway

Period features

Fitted kitchen

Conservatory

Sought after location

Offers Over £245,000

3 Park Parade

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Entrance Hall 6' 4" x 4' 10" (1.93m x 1.47m)
Enter through glazed front door. Door to bathroom and lounge. Stairs to first floor accommodation.

Lounge 11' 9" x 14' 9" (3.59m x 4.50m)
Beautiful bow window. Stone fireplace. Wood flooring. French doors to conservatory. Door to kitchen.

Kitchen 9' 10" x 9' 6" (2.99m x 2.89m)
Dual aspect windows. Door to rear garden. Fitted with a range of base and wall cabinets. Space for washer, dryer, cooker, fridge freezer and dishwasher. Under stairs storage/pantry.

Conservatory 9' 7" x 10' 2" (2.92m x 3.09m)
Conservatory to the rear of the property opening out to the rear garden. Useful additional sitting room or for use as a formal dining room. Radiator. Door to garden.

Bathroom 6' 2" x 4' 10" (1.87m x 1.48m)
Full bathroom on the ground floor. Feature round window. Pedestal wash basin. w/c. panel bath. Tiled walls. Radiator. Heated towel rail.

Bedroom 1 15' 0" x 5' 11" (4.57m x 1.81m)
Bow window. storage cupboard. door to en suite shower room

En-suite 9' 11" x 4' 4" (3.03m x 1.32m)
Corner shower cubicle, vanity wash basin, w/c and dressing table. Tiled walls.

Bedroom 2 10' 0" x 10' 2" (3.04m x 3.10m)
Bedroom to the side elevation with feature oval window. Panel walls

Bedroom 3 9' 0" x 7' 6" (2.74m x 2.28m)

Front garden
Beautiful garden to the front of the property surrounded by bushes for privacy. Block paved driveway to the side suitable for 2 or more cars. Gate to the rear garden.

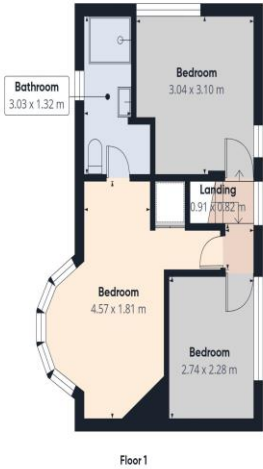
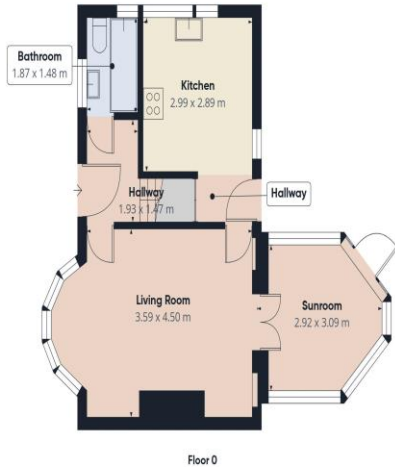
Rear
Private enclosed garden ideal for children and pets. The side gate could be moved to give a larger entertaining space. Decking and artificial grass with raised flower bed

EPC
Grade D

Council Tax
Band C

Tenure
Leasehold with 988 years remaining and a ground rent of £4 per year.

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)

3 Park Parade
Shaw
OLDHAM
OL2 8DB

Energy rating

D

Valid until:

11 December 2033

Certificate number:

9228-3933-4202-1677-0200

Property type

Semi-detached house

Total floor area

83 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		