



Bobbin Cottage 2 Shepherds Green Oldham, OL3 7NS

This beautiful 4-bedroom weavers cottage, set over three floors, has been finished with impeccable taste. It will undoubtedly appeal to those with an appreciation for timeless style and attention to detail. From the front French doors, you're welcomed into a spacious open-plan living, dining, and kitchen area — featuring a real log burner and underfloor heating. To the rear, a practical foyer provides an additional entryway with access to the staircase, utility room, and guest W/C. The first floor offers two generous double bedrooms and a beautifully appointed four-piece bathroom. On the second floor, you'll find the master bedroom with en-suite shower room, along with a further bedroom currently used as a living room. Externally, the property enjoys a private rear courtyard with a garage, store, and parking. To the front beyond the garden is a charming fenced paddock-style garden, providing a useful outdoor space.

4 bedrooms

Utility Room

Master en suite

3 storeys

£675,000

Open plan living

4 piece bathroom

Traditional kitchen

Parking



£675,000

THE PROPERTY MISDESCRIPTIIONS 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)

2 Shepherds Green
Greenfield
OLDHAM
OL3 7NS

Energy rating

C

Valid until:

5 March 2033

Certificate number:

7400-1575-0822-4209-3773

Property type

Mid-terrace house

Total floor area

142 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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		