



## 2 Bickerstaffe Close

Oldham, OL2 7DF

Tucked away on a generous corner plot, this beautifully presented three-bedroom detached home, surrounded by secure fencing and accessed via a solid lockable gate and driveway gates. Step inside through the welcoming entrance hall and into a bright lounge featuring a stunning hand-carved stone fireplace, creating a warm and inviting focal point. The stylish dining kitchen is designed for modern living, with sleek fitted cabinets, Quartz granite worktops and integrated appliances. Upstairs, you'll find two generous double bedrooms with fitted wardrobes, a contemporary shower room complete with excellent built-in storage. Outside, the appeal continues with wraparound gardens offering lawns to three sides, mature shrubs and planting, and a raised decked seating area with pergola. A greenhouse, potting shed, and detached garage add to the practicality, while a spacious driveway providing parking.

**Detached property**

**Secure gated driveway for multiple vehicles**

**Modern fitted kitchen**

**Fitted wardrobes**

**Offers over £299,999**

**Generous private corner plot with wrap around gardens**

**3 bedrooms**

**Modern fitted bathroom**

### Lounge 14' 3" x 11' 7" (4.35m x 3.54m)

Bright room to the front elevation. Hand carved sandstone fireplace. Laminate flooring.

### Kitchen/Diner 9' 5" x 17' 4" (2.88m x 5.29m)

Fitted with modern sleek cabinets and granite worktops. Integrated eye level oven, microwave, fridge/freezer, dishwasher, gas hob and extractor fan. Pantry storage. Door to rear garden. Herringbone flooring. 2 windows to allow light in.

### Entrance Hall 14' 3" x 5' 8" (4.34m x 1.72m)

Welcoming entrance with storage for cloaks by the door and additional storage under the stairs. Decorative radiator. Laminate flooring.

### Bedroom 1 11' 4" x 11' 7" (3.45m x 3.52m)

This large bedroom has dual aspect windows and built in wardrobes. Airing cupboard housing the combi boiler.

### Bedroom 2 12' 9" x 9' 0" (3.88m x 2.74m)

To the front elevation. Fitted wardrobes in a timeless white with decorative panel inset.

### Bedroom 3 9' 4" x 6' 2" (2.85m x 1.89m)

Single bedroom to the front elevation. Storage cupboard.

### Shower Room 7' 6" x 5' 7" (2.29m x 1.71m)

Bank of fitted vanity cabinets with plinth lights. W/c and wash basin. Walk in double shower with dual shower heads. Tile flooring.

### Garage 18' 1" x 9' 0" (5.52m x 2.75m)

The detached garage is longer than a standard garage and has an up and over door and equipped with electricity and lights.

### Front garden

There is a solid lockable front gate and matching driveway gates, this is ideal for the safety of children and pets. Block paved driveway for 2 or more cars. The whole plot is secluded and offers much privacy owing to the high fencing that surrounds it. There is an artificial lawn for low maintenance which wraps around the side of the property and to the rear.

### Rear Garden

Large garden with artificial lawn and mature shrubs. Raised deck with pergola. Green house. Potting shed. Massive scope for extending.

### Council Tax

Band C

### EPC

Grade D

### Tenure

Leasehold with 939 years remaining. Unknown ground rent, please seek clarification from your solicitor.

### 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 you 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)

2 Bickerstaffe Close Shaw OLDHAM OL2 7DF	Energy rating <b>D</b>	Valid until: <b>26 September 2033</b>
		Certificate number: <b>0390-2373-3310-2527-6011</b>

Property type	Detached house
Total floor area	77 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

