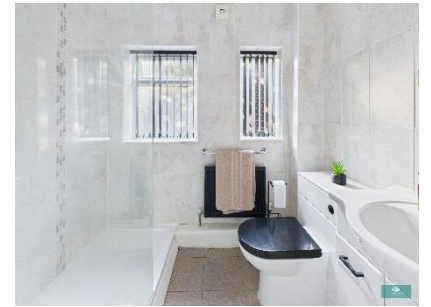




10 The Gabriels Oldham, OL2 7HU

This well-presented ground floor, one-bedroom apartment offers comfortable and accessible living, making it an ideal choice for anyone looking to downsize, live independently, or benefit from step-free access. The home features a bright open-plan living area with a fitted kitchen and convenient breakfast bar, creating a sociable and easy-to-maintain space. The bedroom includes fitted wardrobes for efficient storage, while additional built-in cupboards ensure everything has its place. A modern fitted shower room completes the layout, designed with practicality in mind. Set on the ground floor with no stairs to navigate, this apartment provides a peaceful, manageable home perfect for those seeking simplicity, comfort, and ease.



1 bedroom apartment

Ground floor

Open plan living

Fitted kitchen

Breakfast Bar

Fitted shower room

Fitted wardrobes

Storage cupboards

£142,500

10 The Gabriels

Oldham, OL2 7HU

£142,500

Entrance Hall 4' 1" x 4' 7" (1.25m x 1.4m)
Entrance hallway including storage cupboard

Living Room 20' 0" x 11' 7" (6.09m x 3.54m)
Bright lounge open to the kitchen with door to inner hallway.

Kitchen Area 9' 10" x 13' 1" (3.0m x 3.99m)
White kitchen with black worktops and coordinating tile splash back. Integrated oven hob and extractor fan. Plumbed for automatic washing machine and fridge/freezer.

Bathroom 6' 8" x 5' 6" (2.04m x 1.68m)
Walk in shower, vanity wash basin and w/c.

Bedroom 10' 11" x 9' 6" (3.33m x 2.89m)
Double room with fitted wardrobes.

Council Tax
Band A

EPC
Grade C

Tenure
Leasehold with 946 years remaining, ground rent to be confirmed.

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.



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)

10 The Gabriels
Shaw
OLDHAM
OL2 7HU

Energy rating

C

Valid until:

17 November 2035

Certificate number:

9685-3956-4209-4405-7204

Property type

Ground-floor flat

Total floor area

51 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 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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		