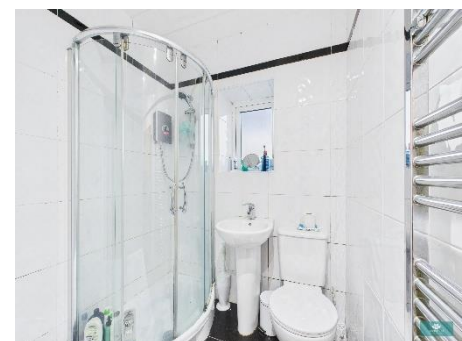




88a Rochdale Road Oldham, OL2 7SA

This fantastic three-bedroom end-terraced property offers spacious and versatile living, complete with a full-size cellar—a rare and valuable feature. Step through the entrance vestibule into two generous reception rooms, connected by an attractive archway to create an open, flowing feel. A door leads through to the fitted kitchen, providing a practical layout for everyday living. Upstairs, the property offers three well-proportioned bedrooms and a modern shower room. To the rear is a good-sized garden with separate access to the two impressive cellar rooms, featuring high brick-arched ceilings. This excellent additional space is ideal for a home gym, hobby room, workshop, or much-needed storage. Situated close to Shaw Centre, the home is perfectly positioned for easy access to local amenities, schools, and the Metrolink tram station—making it an ideal choice for families, commuters, or first-time buyers / investors seeking convenience and character.



3 bedrooms

Large cellar

Fitted Kitchen

Large rear yard

2 reception rooms

Solar panels

Fitted shower room

Garden front

Offers Over £140,000

88a Rochdale Road

Oldham, OL2 7SA

Offers Over £140,000

Lounge 13' 5" x 14' 10" (4.10m x 4.53m)
Wooden flooring. Arch to the dining room. Stairs to the first floor. Door to kitchen.

Dining Room 14' 0" x 13' 3" (4.26m x 4.04m)
Entrance vestibule. Open to the lounge via an archway. Feature fireplace. Wooden flooring.

Kitchen 6' 9" x 10' 11" (2.07m x 3.34m)
Kitchen fitted with wooden base and wall cabinets. Integrated oven and hob. Space for fridge freezer and washing machine. Tile floor. Door to rear yard.

Bedroom 8' 3" x 12' 5" (2.51m x 3.79m)

Bedroom 7' 4" x 13' 3" (2.23m x 4.05m)

Bedroom 5' 2" x 13' 4" (1.57m x 4.07m)

Shower Room 5' 8" x 4' 11" (1.73m x 1.50m)
Corner shower cubicle, pedestal wash hand basin and low level w/c. Chrome heated towel rail. Tiled walls.

Cellar 13' 4" x 13' 3" (4.07m x 4.03m)
The first cellar room has a self contained door accessible from the rear yard of the property. There are arched ceilings, stone floor and an electricity supply.

Cellar 13' 4" x 14' 6" (4.07m x 4.43m)
Stone floor, lighting. possible opening for window.

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)

88a Rochdale Road
Shaw
OLDHAM
OL2 7SA

Energy rating

C

Valid until:

21 April 2032

Certificate number:

0340-2196-3140-2502-6541

Property type

Detached house

Total floor area

212 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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		