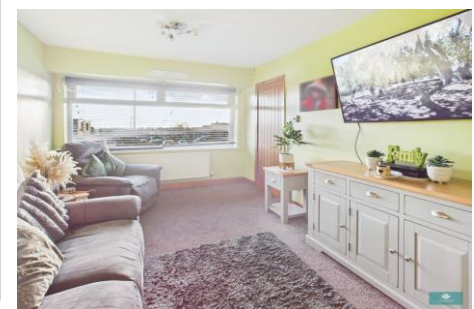
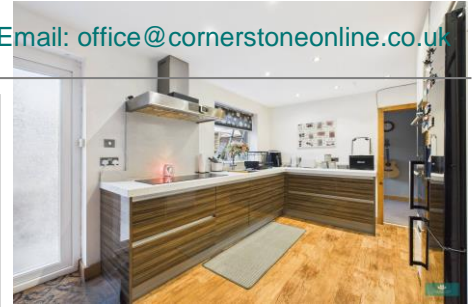




## 20 Grasmere Road Oldham, OL2 6SR

This beautifully extended five-bedroom bungalow delivers exceptional space and modern versatility. A stylish double dormer creates three bright upstairs bedrooms, while the ground floor offers two further spacious rooms ideal as bedrooms, a study, or an extra lounge. The home features a generous living room, a modern kitchen-diner, and a luxury Jack & Jill bathroom with both bath and walk-in shower. The first floor includes two good-sized bedrooms and a light-filled master, plus a contemporary shower room—perfect for family living. Outside, a large driveway and remote electric garage provide excellent parking, while the split-level rear garden includes a lawn and a fully powered garden room ideal for a home office or studio.



**Driveway**

**5 Bedroom**

**Double Dormer Bungalow**

**Front Garden**

**Semi Detached**

**Large Detached Garage**

**Ground Rent £9 PA**

**Large Rear Private Garden**

**Offers in the Region Of £419,950**

20 Grasmere Road  
Oldham, OL2 6SR

Offers in the Region Of £419,950

**Entrance Hallway** 4' 10" x 4' 4" (1.48m x 1.33m)  
Entrance hall with stairs leading to 1st floor

**Living Room** 17' 9" x 9' 11" (5.42m x 3.01m)  
Spacious Living Room

**Kitchen/Diner** 16' 4" x 9' 5" (4.97m x 2.86m)  
Range of kitchen cupboards with integrated oven, hob and extractor fan. Drainer sink. Space for dining table. PVC windows and the PVC patio door leading to the rear garden make this room light and airy.

**Family Bathroom** 7' 10" x 9' 9" (2.39m x 2.98m)  
Spacious Four piece family bathroom with Jack and Jill access leading into downstairs bedroom.

**Bedroom** 6' 5" x 10' 10" (1.96m x 3.29m)  
On The ground floor, this bedroom could be used for home office or formal dining.

**Bedroom** 12' 8" x 10' 0" (3.86m x 3.05m)  
Downstairs Bedroom with overhead storage cupboards fitted to wall, access to family bathroom and kitchen.

**Shower Room** 4' 11" x 5' 3" (1.51m x 1.59m)  
On the first floor, this shower room with WC and sink serves the upper 3 bedrooms

**Master bedroom** 20' 1" x 10' 0" (6.11m x 3.05m)  
Master Bedroom with windows to each end.

**Bedroom** 8' 2" x 9' 7" (2.49m x 2.91m)

**Bedroom** 8' 8" x 10' 1" (2.65m x 3.07m)  
Bedroom with built in storage cupboard

**Garage** 12' 8" x 19' 8" (3.86m x 5.99m)  
Electric roller garage door. Electric and lighting.

**Summer house** 11' 2" x 6' 2" (3.40m x 1.88m)  
Insulated summerhouse with French doors, a window and electricity supply

**Tenure**  
Leasehold with 933 years remaining and £9 per year ground rent.

**Council Tax**  
Band D

**Financial Advice**



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)

20 Grasmere Road  
Royton  
OLDHAM  
OL2 6SR

Energy rating  
**C**

Valid until: **13 December 2035**

Certificate number: **1790-3306-0622-3597-3253**

Property type	Semi-detached house
Total floor area	115 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		