



## 9 Blair Close

, Shaw, OL2 7SR

**Asking Price £190,000**



Cousins Estate Agents are delighted to present this well-proportioned and ideally located three-bedroom semi-detached home, just a short drive from Oldham town centre.

Tucked away in a quiet cul-de-sac, this property combines comfort, practicality, and accessibility, making it an excellent choice for families or first-time buyers.

The home features a spacious living room and a well-sized kitchen that flows into a bright conservatory—offering a perfect space for family gatherings or relaxing at the end of the day. Upstairs, a generous landing leads to two double bedrooms, a third guest bedroom, and a traditional-style family bathroom.

Energy efficiency is a plus, with a 'C' EPC rating, helping to reduce utility bills.

This is a freehold property, giving you long-term peace of mind. Conveniently located just 11 minutes from Oldham town centre and only 35 minutes from Manchester city centre, the home provides easy access to schools, transport links, shopping, and entertainment.



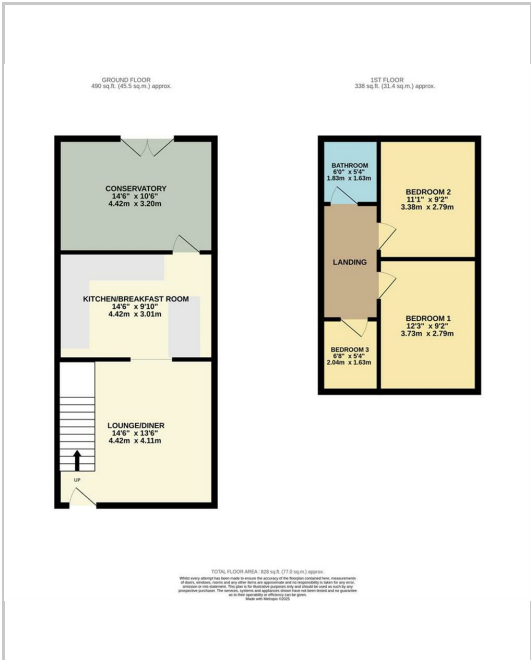


- Living room
- Kitchen/ Breakfast room
- Conservatory
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

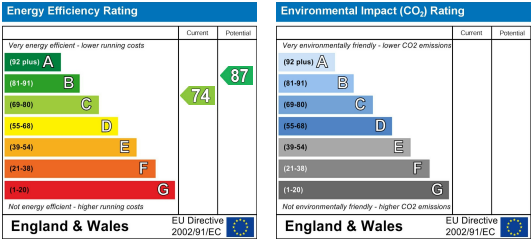
Area Map



Floor Plans



Energy Efficiency Graph



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