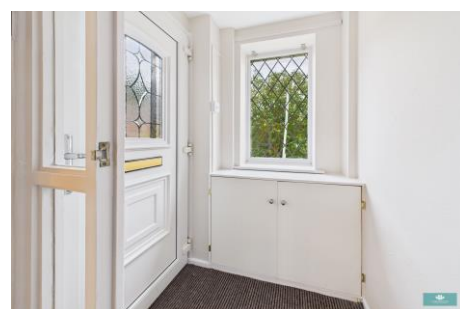




19 Vine Close Oldham, OL2 7TG

This beautifully updated semi-detached home offers contemporary open-plan living in a sought-after location, with easy access to Shaw, the Metrolink, and local amenities. The ground floor has been reconfigured to create a spacious open-plan lounge and kitchen, featuring a sleek breakfast bar and modern fittings, seamlessly flowing into a bright conservatory—perfect for additional living or dining space. Upstairs, there are two well-proportioned bedrooms and a stylish fitted bathroom. Externally, the property benefits from front and rear gardens, with the option to extend the rear garden further by utilising the shared driveway. A fantastic opportunity for first-time buyers or investors.



Recently refurbished

Conservatory

Driveway

NO CHAIN

Open plan living

Newly fitted kitchen

2 double bedrooms

Fitted wardrobes to master

£189,950

19 Vine Close

Oldham, OL2 7TG

£189,950

Lounge 36' 5" x 76' 5" (11.11m x 23.3m)
Stairs to first floor accommodation. New Luxury Vinyl Tile flooring. Open to the kitchen.

Kitchen
Modern sleek white kitchen with integrated double oven and hob. Breakfast bar creates great workspace and connects the kitchen to the lounge area.

Conservatory 10' 6" x 12' 4" (3.20m x 3.76m)
Laminate flooring. French doors to outside.

Bedroom 1 12' 3" x 8' 6" (3.73m x 2.59m)
Fitted with wardrobes with sliding doors and matching drawers.

Bedroom 2 12' 0" x 11' 4" (3.66m x 3.46m)
Fitted storage.

Bathroom 5' 4" x 6' 5" (1.63m x 1.96m)
Panel bath with shower above, pedestal wash basin, low level w/c

Rear Garden
Fenced garden with a decked area and a gravel area with decorative planting. Gate to the driveway at the side.



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)

19 Vine Close
Shaw
OLDHAM
OL2 7TG

Energy rating

C

Valid until:

19 October 2032

Certificate number:

9632-8320-2209-0678-1292

Property type

Semi-detached house

Total floor area

54 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		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		