



Sherwood Way, Oldham, OL2 7NB

£315,000

Spacious Four Bedroom Bungalow With Driveway And Garage.



# 75 Sherwood Way, Shaw, Oldham, OL2 7NB

Located in the popular area of Shaw, Oldham, Sherwood Way benefits from a convenient and well-established setting with a strong sense of community. Shaw offers a good range of local shops, supermarkets, cafés and everyday amenities, along with well-regarded primary and secondary schools close by. Excellent commuter links are available via the Metrolink, providing direct access to Oldham and Manchester city centre, while the M62 motorway is easily reached for wider North West travel. The area is also well served by green spaces and countryside walks, with access to surrounding open countryside and nearby parks, blending suburban living with outdoor lifestyle opportunities.

This well-presented bungalow has been extended with a dormer loft conversion to provide spacious and flexible accommodation across two floors. To the ground floor, the property offers a kitchen/dining room which opens into a conservatory, creating a bright and sociable space with direct access to the rear garden and a connecting door into the garage. Also on the ground floor are a generous living room, two bedrooms and a modern three-piece bathroom suite with over-bath shower. The first floor provides two further good-sized double bedrooms, a shower room, and a large landing area which offers excellent potential for use as a home office, snug or additional living space. Externally, the rear garden is laid to decking and artificial lawn with wood fence borders, while to the front there is a driveway providing off-road parking for multiple vehicles along with access to the garage.

## Front Of Property

Driveway for multiple vehicles.

## GROUND FLOOR

### Kitchen/Dining Room 10'5" x 18'8" (3.2m x 5.7m)

Window to side, base and wall mounted units, integrated induction hob, extractor, double doors to conservatory, door to bedroom, for to storage/pantry, tiled flooring, painted and tiled walls, radiator.

### Living Room 16'0" x 11'5" (4.9m x 3.5m)

Window to front, carpet, radiator, wallpaper, storage under stairs, stairs to first floor.

### Conservatory 12'9" x 10'2" (3.9m x 3.1m)

Tiled floor, windows surround, door to garden, door to garage.

### Bedroom 10'5" x 12'4" (3.2m x 3.77m)

Carpet, window to rear, integrated wardrobe, radiator, wallpaper.

### Bedroom 7'2" x 9'2" (2.2m x 2.8m)

Wood floor, painted walls, window to front, radiator.

### Bathroom 5'2" x 6'2" (1.6m x 1.9m )

Tiled floor, three piece suite with over bath shower, mounted storage, heated towel rail, window to side, timed and wallpaper walls.

## FIRST FLOOR

### Bedroom 13'5" x 9'6" (4.1m x 2.9m)

Window to rear, wood floor, wallpaper and painted walls, radiator.

### Bedroom 13'5" x 9'6" (4.1m x 2.9m)

Wood floor, window to rear, paint and wallpaper walls.

### Shower Room 8'2" x 6'10" (2.5m x 2.1m)

Tiled floor, walk in shower, toilet, sink, heated towel rail, extractor, tiled and painted walls.

### Landing 11'5" x 8'6" (3.5m x 2.6m)

Open to hallway, restricted roof space, skylight, radiator, built in storage, wallpaper and painted walls.

## Rear Garden

Decking, raised decking, artificial lawn, stones, patio.

Garage with motion sensor lights, power





