



### **3 Moss bank Queen Street Oldham, OL2 8RR**

A beautifully presented and much-loved three bedroom home, offering spacious living and a thoughtfully designed outdoor retreat. An inviting entrance hall leading to a generous lounge and separate dining room, perfect for both family living and entertaining. The modern fitted kitchen is well appointed and completes the ground floor. Upstairs, there are three well-proportioned bedrooms along with a contemporary bathroom. Externally, the property continues to impress. The rear yard has been tastefully transformed into a tranquil outdoor haven, featuring composite decking, decorative gravel, and an extended seating area beyond the original yard wall. Additional benefits include a useful storage room, the characterful original outside W/C, and the option to purchase the garage nearby.

**3 bedrooms**

**Modern fitted bathroom**

**Charming rear yard**

**Well maintained**

**Modern fitted kitchen**

**2 reception rooms**

**Outdoor w/c and storage**

**Option to purchase garage nearby**

**£189,950**

# 3 Moss bank Queen Street Oldham, OL2 8RR

£189,950

**Entrance Hall** 13' 5" x 3' 4" (4.09m x 1.02m)  
PVC door. Decorative coving. Door to lounge and dining room.

**Lounge** 15' 1" x 12' 0" (4.59m x 3.66m)  
Feature fireplace and Bay window.

**Dining Room** 13' 0" x 13' 0" (3.95m x 3.95m)  
Under stairs cupboard. Door to kitchen.

**Kitchen** 9' 6" x 7' 5" (2.89m x 2.25m)  
Kitchen fitted with a range of modern base and wall cabinets. integrated oven, hob and extractor fan. Space for washing machine and fridge freezer.

**Bedroom 1** 12' 10" x 15' 10" (3.91m x 4.83m)  
Large bedroom to the front elevation.

**Bedroom 2** 13' 1" x 9' 4" (3.99m x 2.85m)  
Large bedroom with fitted wardrobe.

**Bedroom 3** 9' 7" x 7' 6" (2.91m x 2.29m)  
Bedroom to the rear elevation with views from the window.

**Family Bathroom** 7' 8" x 4' 8" (2.33m x 1.41m)

Bath with shower above and glass screen. Vanity wash basin and low level w/c.

## Rear Garden

Creating a welcome outdoor space, this garden has composite decking with a gravel surround. Beyond the wall, the space has been extended to create a further space to enjoy with a gravel area and -attractive fencing with lighting. Door to the outside w/c and large storage shed.

## Council Tax

Band B

## Tenure

Leasehold with 845 years remaining. Ground rent unknown but believed to be peppercorn rent.



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)

3 Mossbank  
Queen Street  
Shaw  
OLDHAM  
OL2 8RR

Energy rating

**D**

Valid until:

**5 September 2035**

Certificate number:

**1835-9321-3500-0574-4206**

Property type

Mid-terrace house

Total floor area

100 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 D. It has the potential to be C.

[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		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		