



3 Rossendale Close Oldham, OL2 8JJ

Situated on the preferred side of the street in a popular area of Shaw, this beautifully presented three-bedroom semi-detached home is ideal for a family looking for a property ready to move straight into.

The accommodation comprises an entrance porch with storage leading to a welcoming lounge with stairs to the first floor, and a modern fitted kitchen with dining area to the rear enjoying impressive open views. Upstairs are three well-proportioned double bedrooms and a stylish fully tiled bathroom with walk-in shower and contemporary black fittings. Externally, there is a tiered garden to the front and a low-maintenance rear garden with patio and decked seating area, enclosed by fencing. Conveniently located close to Shaw's local amenities, schools and the tram station, making it ideal for families and commuters alike.

3 double bedrooms

South facing garden

Uninterrupted rear views

Modern fitted dining kitchen

Immaculate finish throughout

Modern fitted shower room

Entrance porch

Gardens front and rear

£239,950

3 Rossendale Close

Oldham, OL2 8JJ

£239,950

Entrance Porch 3' 5" x 3' 3" (1.04m x 0.99m)

Welcoming entry way with fitted storage.

Lounge 15' 7" x 14' 4" (4.75m x 4.37m)

Stairs to the first floor. Door to dining kitchen.

Dining kitchen 8' 2" x 14' 4" (2.48m x 4.38m)

Modern fitted shaker style kitchen with white worksurfaces. Eye level integrated oven and microwave and Gas hob with extractor fan above. Space for a dining table. Storage cupboard. Glazed door and 2 windows take advantage of the views beyond.

Bedroom 1 14' 3" x 8' 0" (4.34m x 2.44m)

Bedroom 2 9' 9" x 7' 11" (2.96m x 2.42m)

Bedroom 3 8' 11" x 6' 0" (2.73m x 1.83m)

Bathroom 6' 4" x 6' 2" (1.93m x 1.87m)

Modern fitted vanity wash basin and w/c unit, walk in shower with waterfall and radio heads. Grey tiled walls. Black heated towel radiator compliments the stylish black trim on the sanitaryware.

Gardens

South facing self contained low maintenance garden

EPC

Band D

Council Tax

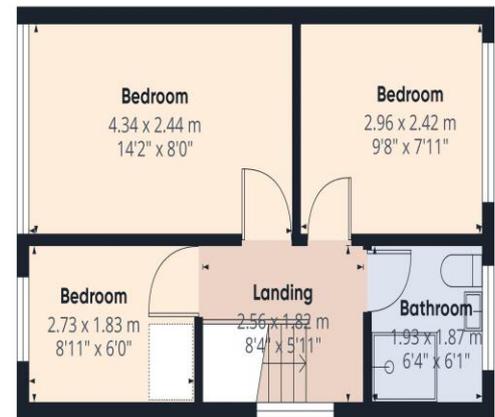
Band B

Tenure

Leasehold with 948 years remaining and £15.50 per year ground rent

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.



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, Rosendale Close
Shaw
OLDHAM
OL2 8JJ

Energy rating

D

Valid until: **8 May 2030**

Certificate number: **0388-5062-6205-4240-9240**

Property type: Semi-detached house

Total floor area: 78 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 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		