



## 83 Rochdale Road Oldham, OL2 7JT

This well-presented two-bedroom terraced home is ideally located on Rochdale Road in the heart of Shaw, within easy reach of local schools, transport links including the Metrolink, and a range of amenities. The property features a bright open-plan lounge and dining area with an electric fireplace, a modern fitted kitchen with ample storage and a skylight, and a useful rear porch with potential for utility space. Upstairs offers a generous master bedroom with fitted wardrobes, a well-sized second bedroom, and a three-piece bathroom with classic tiling. Additional benefits include a well-ventilated cellar providing excellent storage and a private rear garden ideal for entertaining.



**Terraced**

**Fitted Kitchen**

**Back Garden**

**2 Bedroom**

**Cellar**

**Open plan Living and Dining Area**

**Great sized master bedroom**

**Off Road Rear Parking**

**£172,500**

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£172,500

**Living Room** 11' 10" x 13' 6" (3.60m x 4.11m)  
Large Lounge with archway opening into dining area

**Kitchen** 11' 8" x 9' 3" (3.56m x 2.83m)  
Fitted with white cabinets, integrated oven, hob and extractor fan. Space for fridge/freezer, washing machine and dining table.

**Rear Porch** 4' 10" x 4' 7" (1.48m x 1.39m)  
Spacious rear porch with storage cupboards and doorway to rear garden

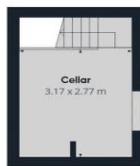
**Master bedroom** 11' 2" x 13' 5" (3.40m x 4.10m)  
Master Bedroom with floor to ceiling fitted wardrobes

**Bedroom 2** 13' 5" x 5' 5" (4.10m x 1.66m)  
bedroom

**Family Bathroom** 6' 4" x 6' 3" (1.92m x 1.91m)  
modern tiled three piece bathroom with wall mounted heated towel rail/radiator

**Dining area** 9' 3" x 13' 5" (2.83m x 4.08m)  
Spacious dining / reception room with archway into living room

**Cellar** 3.17 x 2.77



Floor -1



Floor 0



Floor 1



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)

|   |               |  |
|---|---------------|--|
| 83 Rochdale Road<br>Shaw<br>OLDHAM<br>OL2 7JT | Energy rating | Valid until: 15 January 2036                 |
|   | <b>E</b>      | Certificate number: 0390-2192-8590-2096-2805 |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 74 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 E. 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             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |