



**1 Ingleby Close, Shaw, Oldham, OL2 7YH**  
**Offers in excess of £240,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

Situated in a quiet cul-de-sac within the popular area of Shaw, this property on Ingleby Close benefits from a peaceful residential setting while remaining close to a wide range of everyday amenities. Shaw offers an excellent selection of shops, supermarkets, cafés and local services, along with well-regarded schools including The Oldham Academy North and a variety of primary schools nearby. Commuters are well served by the Metrolink, providing direct access into Manchester city centre, as well as convenient road links across the region. The area is also ideally positioned for access to beautiful open countryside, with scenic spots such as Dove Stone Reservoir offering fantastic walking and outdoor leisure opportunities.

This lovely semi-detached home is presented in good condition throughout and benefits from a converted first floor, creating a versatile three-bedroom layout. The ground floor comprises a welcoming porch leading into a spacious hallway with access to a comfortable living room featuring a gas fire, a fitted kitchen with integrated oven and space for appliances, and a separate dining room overlooking the rear garden. A ground floor bedroom with integrated wardrobes adds flexibility to the accommodation. To the first floor are two further bedrooms along with a modern shower room, all accessed from a landing with useful eaves storage. Externally, the property offers a well-maintained rear garden with lawn and patio, along with side access to a driveway and garage, which has been converted into a useful additional space with power and lighting. To the front, a driveway provides off-road parking for multiple vehicles, completing this attractive and adaptable home.

### GROUND FLOOR

#### Front

Driveway for two/three, garage.

#### Living Room 12'9" x 15'1" (3.9m x 4.6m)

Window to front, carpet, wallpaper walls, radiator, gas fire.

#### Kitchen 11'5" x 9'9" (3.5m x 2.98m)

Wall mounted and base units, integrated oven, gas, extractor, tiled and painted walls, tiled floor, space for washing machine, fridge/freezer, door to garden, heated towel rail.

#### Dining Room 8'10" x 9'10" (2.7m x 3m)

Wood laminate flooring, window to rear, wallpaper walls, radiator.

#### Bedroom 9'10" x 10'2" (3m x 3.1m)

Carpet, window to front, large integrated wardrobes, radiator, wallpaper and painted walls.

### FIRST FLOOR

#### Bedroom 10'9" x 9'6" (3.3m x 2.9m)

Window to rear, carpet, wallpaper walls, radiator.

#### Bedroom 10'5" x 6'10" (3.2m x 2.1m)

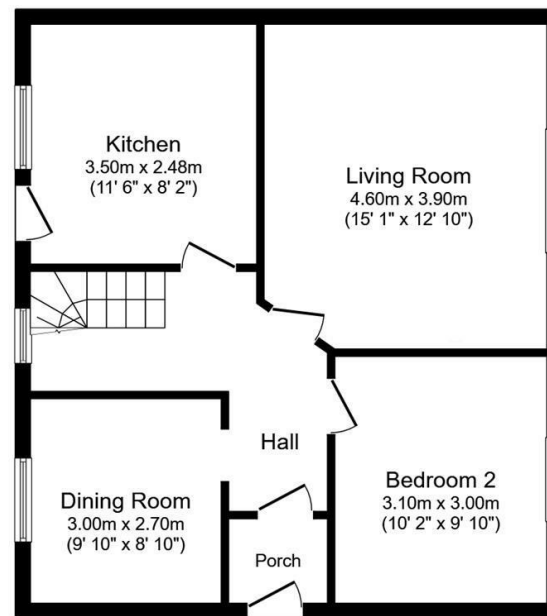
Window to front, carpet, radiator, wallpaper and painted walls.

#### Bathroom 6'10" x 5'10" (2.1m x 1.8m)

Shower, toilet, sink, fitted storage, mounted mirror, vinyl walls, lino flooring.

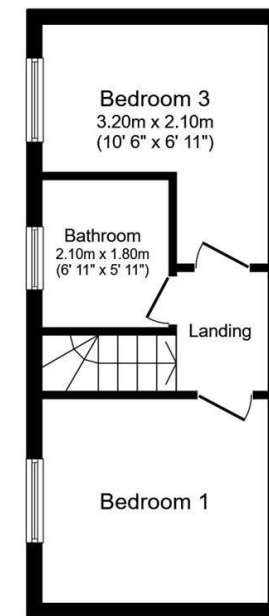
#### Rear Garden

Lawn, patio, side gate to driveway and garage, tap.



Ground Floor

Floor area 59.9 sq.m. (644 sq.ft.)



First Floor

Floor area 26.2 sq.m. (282 sq.ft.)

Total floor area: 86.1 sq.m. (927 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

PROPERTY  
PERSPECTIVE