



14 Oldham Road Oldham, OL2 8SA

Spacious 3-Bedroom Semi-Detached with Large Garden

Just a short walk from Shaw town centre, this well-proportioned home offers excellent space inside and out. The ground floor features a welcoming hall, bright lounge, fitted kitchen, separate dining room, utility, W/C, and storage. Upstairs are two double bedrooms, a single room, family bathroom, and separate W/C.

Externally, the property benefits from a double driveway and gated access to a generous, private rear garden with patios, lawn, and seating areas. Conveniently located near shops, supermarkets, and the Metrolink, it's an ideal choice for families or anyone seeking space and connectivity.

3 bedrooms

2 reception rooms

Utility room

Downstairs w/c

Driveway

Large secluded garden

Separate bath / w/c

Close to Shaw Centre

Offers in the region of £235,000

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Lounge 12' 5" x 10' 11" (3.79m x 3.33m)

To the front elevation. Feature fireplace. Laminate flooring.

Entrance Hall 14' 8" x 5' 11" (4.48m x 1.80m)

Handy porch leading to the entrance hall with doors to the reception rooms, kitchen and utility.

Dining Room 12' 11" x 11' 0" (3.94m x 3.35m)

To the rear elevation, this room is a welcome second reception, could be a formal dining room or additional sitting room. Laminate flooring.

Kitchen 10' 6" x 7' 7" (3.20m x 2.32m)

Fitted with a range of base and wall cabinets with space for slot in cooker

Utility room 8' 7" x 5' 11" (2.61m x 1.81m)

Space to the rear of the property plumbed for automatic washing machine and dishwasher. Door to rear garden.

w/c 3' 7" x 4' 4" (1.10m x 1.32m)

Useful addition to the ground floor for guests or children. w/c and wall mounted wash basin. Part tiled walls.

Storage

to the side of the w/c is an additional storage area with a window to the side.

Bedroom 1 12' 10" x 9' 8" (3.90m x 2.95m)

Double bedroom with fitted wardrobe and storage.

Bedroom 2 11' 9" x 9' 8" (3.59m x 2.94m)

Double bedroom with fitted wardrobe.

Bedroom 3 8' 3" x 7' 5" (2.52m x 2.26m)

Single bedroom with storage

Bathroom 5' 1" x 7' 4" (1.54m x 2.23m)

Panel bath and pedestal; wash basin. There is a shower above which can easily be connected for the new owner. Tiled walls.

W/c 3' 0" x 4' 5" (0.91m x 1.34m)

Separate to the bathroom, this room has w/c, tiled walls and a small window.

Rear Garden

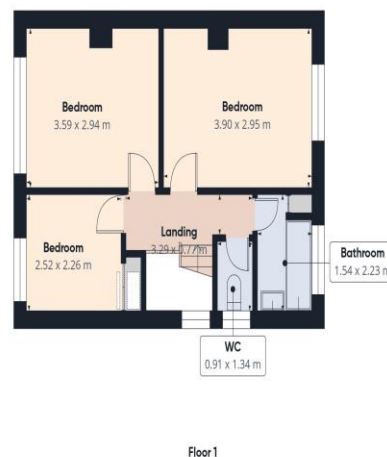
The home boasts a double driveway to the front and gated side access leading to a generous, secluded rear garden. Mature trees offer privacy, while the imprinted concrete patios, central lawn, and additional seating area are perfectly positioned to enjoy the sun throughout the day.

Tenure

Leasehold with 786 years remaining and a ground rent of £10pa.

Council tax

Band B



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