



157 Rochdale Road Oldham, OL2 7JN

This charming two-bedroom terraced home is perfectly positioned on Rochdale Road, offering convenient access to local schools, bus routes, the Metrolink Station, and all the amenities of Shaw. Upon entering through the vestibule, you are welcomed into a bright and spacious lounge, featuring an electric fireplace and laminate flooring, creating a warm and inviting atmosphere. The handcrafted kitchen combines practicality with character and is complemented by tiled flooring. Upstairs, the generous master bedroom boasts fitted storage and a beautiful original fireplace, while the second bedroom is a great size, showcasing well-preserved exposed floorboards. The modern three-piece shower room features a walk-in shower with a sleek glass screen. Externally, the rear garden provides a private space perfect for entertaining, with the added potential to be opened to allow rear parking.



2 bedrooms

Feature fireplaces

Large lounge

Close to Shaw Centre

Hand crafted fitted kitchen

Great sized master bedroom

Lovely outside space

Vacant possession

£159,950

Lounge 14' 3" x 14' 6" (4.35m x 4.43m)

A bright and inviting lounge featuring a modern electric fireplace and contemporary laminate flooring.

Kitchen/Diner 11' 4" x 11' 7" (3.46m x 3.53m)

Unique handcrafted kitchen with ample space for a dining table, complemented by tiled flooring.

Bedroom One 14' 7" x 14' 6" (4.45m x 4.41m)

Spacious master bedroom featuring fitted storage and a beautiful original fireplace. With front aspect windows.

Bedroom Two 11' 5" x 9' 3" (3.49m x 2.82m)

A generously sized second bedroom highlighting the home's character with beautifully preserved original floorboards. With rear aspect.

Shower Room 5' 0" x 6' 0" (1.53m x 1.83m)

Modern three-piece shower room with a double walk-in shower and contemporary glass screen, and convenient towel radiator.

First Floor Landing 6' 1" x 5' 0" (1.86m x 1.53m)

Carpeted landing with access to all bedrooms and shower room.

Rear Garden

Secluded rear garden offering privacy. With the added potential to be opened to allow rear parking



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)

| | | |
|--|---------------------------|--|
| 157 Rochdale Road Shaw OLDHAM OL2 7JN | Energy rating E | Valid until: 4 February 2033 |
| | | Certificate number: 4337-3822-6200-0102-3206 |

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 | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |