



## 6 Sackville Close Oldham, OL2 7RR

Occupying an exceptional plot within a peaceful cul-de-sac in one of Shaw's most sought-after locations, this substantial four-bedroom detached home offers a fantastic opportunity for a family to create a superb long-term residence. While some cosmetic updating would enhance the property, the accommodation is spacious and well planned throughout. The ground floor features a generous entrance hallway leading to a bright and spacious living room with sliding patio doors opening onto the rear garden. There is also a modern open-plan kitchen diner, a convenient WC, and an additional versatile reception room ideal as a second lounge, playroom, dining room or home office. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite, a fourth bedroom, and a family bathroom with both bath and separate shower. Externally, the property benefits from a generous rear garden and a substantial driveway providing ample off-road parking. Ideally located close to Shaw and Royton amenities, well-regarded schools including High Crompton High School, the Metrolink tram service and the M62 motorway, making it ideal for families and commuters.



**Detached**

**Large Rear Garden**

**En -Suite**

**Modern Fitted Kitchen**

**Open plan living**

**Four bedroom**

**Parking for several cars**

**Converted out house with bathroom**

**£399,950**

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## Living Room 12' 0" x 12' 9" (3.66m x 3.89m)

Open plan lounge with patio doors that look out over the raised patio and gardens. Media and fireplace wall. Open to dining area and kitchen.

## Kitchen/Diner 22' 0" x 9' 1" (6.71m x 2.76m)

Grey gloss fitted kitchen with integrated appliances and breakfast bar.

## Home office / 5th Bedroom 11' 9" x 8' 2" (3.59m x 2.50m)

## Bedroom 1 10' 5" x 11' 0" (3.17m x 3.35m)

## Bedroom 2 10' 3" x 12' 0" (3.13m x 3.67m)

## bedroom 3 11' 11" x 6' 0" (3.64m x 1.83m)

## Bedroom 4 9' 5" x 7' 8" (2.88m x 2.33m)

Double bedroom with en-suite



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)

6 SACKVILLE CLOSE  
SHAW  
OL2 7RR

Energy rating

C

Valid until:

1 February 2031

Certificate number:

0422-2309-4022-2009-8011

Property type

Detached house

Total floor area

117 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 C. 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		