



28 Kendal Drive Oldham, OL2 8JQ

Situated in a very popular area this three bedroom semi-detached property offers an excellent opportunity for families, located in a sought after area of Shaw. Within walking distance to Shaw town centre. The price reflects the work that is required. The ground floor features a inviting entrance porch a comfortable spacious living room with open plan staircase, a open plan fitted kitchen/ diner leading into the conservatory. Upstairs, there are 2 spacious bedrooms and a further bedroom alongside a modern family bathroom. Externally the property features a large double driveway and lawned garden to the front. the rear of the property is a private garden area. The property benefits from excellent transport links including the M62 motorway network, the metrolink is within walking distance with connections to Rochdale & Manchester. This property is ideal for a growing family looking for a semi detached home in a desirable location.

Three Bedroom

Driveway

Front & Rear Garden

Family Bathroom

Conservatory

No chain

Offers in the Region Of £199,950

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Living Room 15' 5" x 15' 1" (4.7m x 4.6m)
Spacious living room with open plan staircase

Kitchen/Diner 17' 5" x 14' 8" (5.3m x 4.48m)
Fitted with a range of base and wall units. Space for appliances. This room is open to the conservatory to provide an open plan living feel.

Conservatory
Door to the left and right for ease of access to the garden. Can be used as a larger dining room or additional sitting room. Would benefit from a hard roof for use all year round.

Family Bathroom 6' 3" x 5' 11" (1.9m x 1.8m)
Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin, low level W/C. Tiled walls.

Bedroom 1 14' 1" x 8' 5" (4.3m x 2.56m)
Master bedroom

Bedroom 2 9' 6" x 8' 2" (2.9m x 2.5m)
To the rear elevation

Bedroom 3 9' 2" x 5' 11" (2.8m x 1.8m)
Single bedroom to the front elevation. New carpet.

Front garden
The front garden is laid to lawn and has a driveway that extends along the side of the house to the rear garden gate. Suitable for 2-3 cars.

Rear Garden
Block paved patio area to the side. Space for shed and lawn or additional patio.

Tenure
Leasehold with 944 years remaining. Ground rent TBC.

EPC
Grade D

Council Tax
Band B

Financial Advice
Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.

Investors
Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.



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 MISCDESCRIPTIONS 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)

28 Kendal Drive
Shaw
OLDHAM
OL2 8JQ

Energy rating

D

Valid until:

16 September 2035

Certificate number:

9436-3054-3201-6255-7204

Property type

Semi-detached house

Total floor area

73 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 D. 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		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		