



119 Beal Lane Oldham, OL2 8PH

Beautifully presented throughout this two bedrooomed gas central heated property that offers so much more than the usual terraced property. The lounge is inviting light and spacious , and the kitchen diner has been very well designed with a range style cooker and plumbed for an automatic washing machine. The two spacious double bedrooms are upstairs together with a newly fitted modern bathroom with a monochrome finish, with scope to extend into the loft also. Outside you will find a large rear private garden that has space for 2 cars or more, and an area of lawn for entertaining / dining. The schools are all well regarded offering primary and high school within easy reach. s the array of local shops. This home is CHAIN FREE.

Parking at rear for 2+ vehicles

Two double bedrooms

Ideally placed for the metro link

Large garden

Newly refurbished

Close proximity to the centre of Shaw with all the amenities that it has to offer

£180,000

Lounge 14' 2" x 13' 9" (4.32m x 4.18m)

Fitted cupboards in the alcoves providing good storage space. Laminate flooring and an electric style log burner.

Kitchen/Diner 11' 8" x 13' 10" (3.55m x 4.22m)

Beautifully fitted kitchen with ample amounts of units and a range style cooker inserted into chimney. Laminate flooring that runs through the whole of the downstairs.

Bedroom 1 14' 4" x 13' 9" (4.36m x 4.18m)

Large bedroom with front aspect. Carpeted flooring.

Bedroom 2 11' 9" x 7' 5" (3.57m x 2.27m)

Double room with rear aspect . Carpeted.

Family Bathroom 6' 10" x 5' 11" (2.08m x 1.81m)

Beautifully presented bathroom with a monochrome style. Shower over bath.

Rear Garden

Rarely do gardens this size come with a terraced property. Parking for 2 cars and also a lawned area.



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)

119 Beal Lane Shaw OLDHAM OL2 8PH	Energy rating D	Valid until: 31 March 2035
		Certificate number: 0797-3048-9204-9635-6200

Property type Mid-terrace house

Total floor area 68 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 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

