






35 Manor Road, Shaw OL2 7JH

Offers Over £200,000

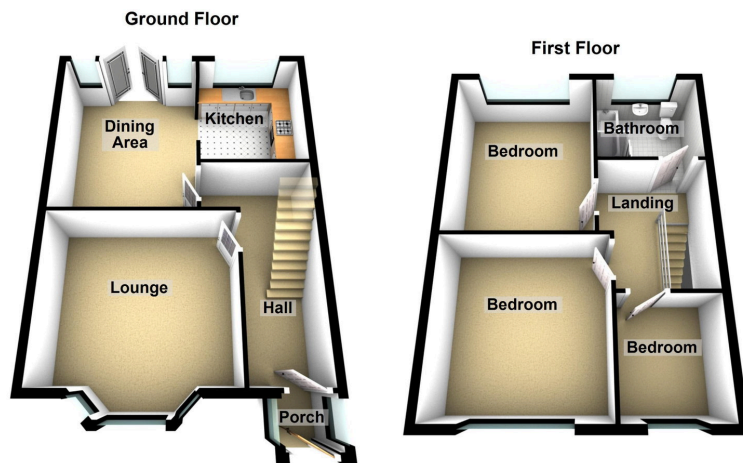
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- End Terraced Home
- Three Bedrooms
- Ideal FTB or Young Family Home
- Close To Shaw Centre
- Spacious Accommodation
- EPC - D



Offered for sale is this spacious three bedroom end-terrace property situated in a sought after residential area of Shaw. Located within easy reach of Shaw town centre, Metrolink connections, and excellent local schools the property is ideally suited to those who are looking for their first home or the young and growing family. The living space comprises, to the ground floor, porch, entrance hallway, lounge with bay window, open plan dining kitchen with french doors to the garden. Off the first floor landing there are three bedrooms (two doubles and a good size single) and a four piece family bathroom. Outside the property there is a forecourt garden whilst to the rear an enclosed low maintenance garden with brick built storage. This really is a property you need to see to appreciate the size of home for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Chadderton Office**

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688