



1 Henthorn Street Oldham, OL2 7AY

This stylish end-terraced property features a spacious lounge, a modern fitted kitchen and hard flooring throughout the downstairs for easy maintenance. Upstairs, you'll find two well-proportioned bedrooms with a more comfortable finish, along with a sleek, contemporary bathroom. The fully paved rear garden offers a low-maintenance space ideal for outdoor entertaining. Located on a quiet, no-through street, the home is perfectly positioned for local amenities, with excellent access to the Metro link and bus routes. A fantastic choice for those seeking a modern and convenient home in a peaceful setting.



End terraced

2 bedrooms

Fitted wardrobes

Private rear yard

Tenant in situ

Modern fitted kitchen

EPC C

1 Henthorn Street

Oldham, OL2 7AY

Lounge

Entrance vestibule. Meter cupboard.

Dining kitchen

Modern white fitted kitchen with breakfast bar and additional storage under the stairs. Door to the rear yard. Stairs to the kitchen.

Bedroom 1

Fitted with a bank of wardrobes and matching dressing table.

Bedroom 2

Bathroom

Fitted with a panel bath with shower above, pedestal wash basin and w/c. Tiled walls.

Rear yard

Private fenced rear yard and flower beds.

EPC

Grade C

Tenure

Leasehold with 845 years remaining and an unknown ground rent.

Council Tax

Band A

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 and Landlords

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 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)

1 Henthorn Street
Shaw
OLDHAM
OL2 7AY

Energy rating

C

Valid until:

6 February 2035

Certificate number:

0350-2353-3420-2505-8611

Property type

End-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 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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		