



**27 Edward Road
Oldham. OL2 7EZ**

Unique Three-Bedroom Home with Garage and Development Potential.

This distinctive property is full of character and offers much more than first meets the eye. From the front it appears as a bungalow, yet from the rear it reveals two storeys, with the lower level set below the ground floor. The ground floor features an entrance porch, a spacious lounge with patio doors opening to a balcony, three well-sized bedrooms, and a family bathroom. Stairs lead down to the lower level, where you'll find a dining room, kitchen, utility room, guest w/c, and access to the integral garage. Behind the kitchen and dining room lies a hidden basement, offering exciting scope for future development, subject to the necessary approvals. The home is further enhanced by gardens to the front and rear, with the rear garden including a driveway and established fruit trees. Perfectly positioned within walking distance of Crompton Primary and Crompton House schools, and close to Shaw town centre with its excellent amenities, this unique home combines space, potential, and convenience in one.



3 bedrooms

Fitted kitchen

Large driveway

Fitted Bathroom

2 Reception rooms

Utility Room

Integral Garage

Possibility to extend the lower level

Offers in the Region Of £325,000

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Entrance Porch 4' 11" x 5' 2" (1.50m x 1.58m)

Aluminium door opening to the porch with storage for cloaks. Glazed door to the lounge

Lounge 12' 8" x 19' 8" (3.85m x 5.99m)

Stone fireplace. Patio doors leading to the balcony. Stairs to the lower level. Door to inner hallway.

Inner Hallway 3' 1" x 9' 7" (0.94m x 2.91m)

Access to lounge, 3 bedrooms and bathroom. We are advised access via a hatch to the cellar can be gained under this space for storage.

Bedroom 1 8' 11" x 10' 3" (2.73m x 3.12m)

With fitted wardrobes. Boiler cupboard.

Bedroom 2 12' 8" x 10' 10" (3.86m x 3.29m)

Bedroom 3 8' 10" x 7' 11" (2.70m x 2.41m)

Bathroom 5' 6" x 9' 7" (1.67m x 2.92m)

4 piece bathroom comprising shower cubicle, panel bath, vanity wash basin and w/c. 2 windows.

Dining Room 12' 7" x 12' 4" (3.83m x 3.75m)

Stairs to the lounge. Large window. Door to integral garage. Door to kitchen.

Kitchen 8' 11" x 12' 2" (2.72m x 3.71m)

Kitchen fitted with a range of base and wall cabinets with a central breakfast bar. Fitted double oven, hob and dishwasher. Door to utility. We are told that there was a door behind the units that provided access to the undecorated basement storage space which presents possibilities for further development (STPP)

Utility room 6' 0" x 9' 8" (1.84m x 2.94m)

Light room with door to garden. Plumbed for automatic washing machine. Door to w/c

W/C

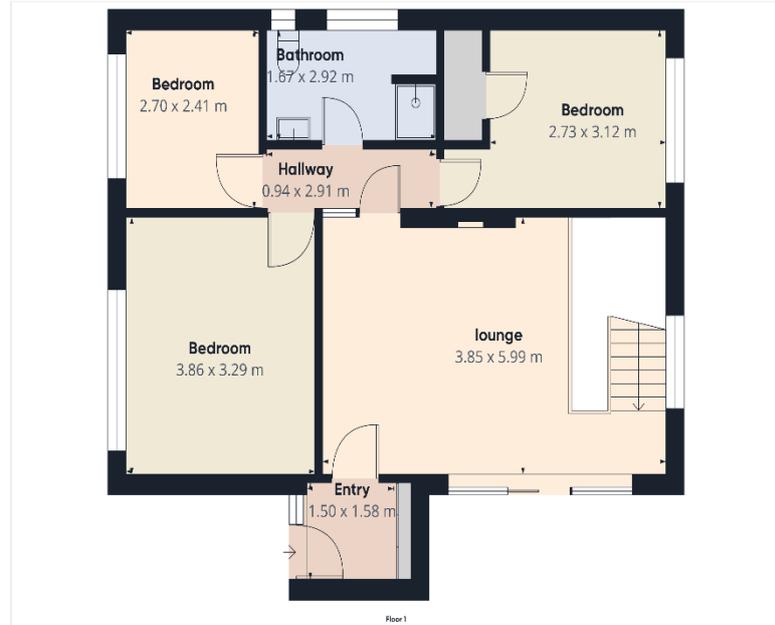
Low level w/c wash basin. Window.

Garage 9' 10" x 20' 7" (3.00m x 6.27m)

Larger than other garages, this space has 2 windows to the side and an up and over door

Garden

Lawned garden with well developed fruit trees and planted bushes. Driveway for 2 or more cars and access to the integral garage



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)

27 Edward Road
Shaw
OLDHAM
OL2 7EZ

Energy rating

D

Valid until:

21 September 2035

Certificate number:

0300-2161-9510-2895-1471

Property type

Detached house

Total floor area

99 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		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		