



32 Rosedale Close Oldham, OL1 4BU

The accommodation briefly comprises a welcoming porch, a bright and spacious through lounge / diner, and a fitted kitchen with a conservatory overlooking the rear garden—creating an excellent additional living space. To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a modern family shower room. Externally, the property offers a low-maintenance rear yard, while to the front there is a garden with a gated driveway, providing off-road parking. Located in the popular residential area of Derker, the property is conveniently positioned within easy reach of Oldham town centre and the Metrolink tram station, providing excellent transport links and access to local amenities, shops, and schools. With no onward chain, this is an excellent opportunity to acquire a comfortable home in a peaceful yet convenient location.



Lounge / diner

Fitted kitchen

Conservatory

Front and rear garden

3 bedrooms

Fitted shower room

Gated driveway

No Chain

£245,000

32 Rosedale Close

Oldham, OL1 4BU

£245,000

Entrance Porch 9' 5" x 3' 5" (2.87m x 1.03m)

Lounge / diner 11' 2" x 24' 9" (3.41m x 7.54m)

Double length room with patio doors to the conservatory and serving hatch to the kitchen.

Kitchen 7' 7" x 7' 10" (2.31m x 2.38m)

Fitted with a range of base and wall cabinets in a soft grey gloss. Integrated fridge/freezer, oven, hob and extractor fan.

Conservatory 8' 0" x 10' 11" (2.45m x 3.32m)

Bedroom 1 11' 2" x 13' 4" (3.41m x 4.06m)

Bedroom 2 9' 6" x 7' 8" (2.9m x 2.34m)

Bedroom 3 7' 8" x 6' 8" (2.34m x 2.02m)

Shower Room 7' 6" x 8' 1" (2.28m x 2.47m)

Front garden

Patio for low maintenance, gated access to the driveway

Rear Garden

Paved rear garden for low maintenance. Side gate for privacy. Timber built shed

Tenure

Leasehold with 927 years remaining and unknown ground rent. Seek confirmation from your solicitor,

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.



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)

32, Rosedale Close
OLDHAM
OL1 4BU

Energy rating

D

Valid until: 11 March 2027

Certificate number: 8683-7522-5700-2092-6926

Property type Semi-detached house

Total floor area 94 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		