



9 Goodwood Drive Oldham, OL1 4TB

This charming two-bedroom bungalow is now on the market, beautifully presented. Upon entering, you are welcomed by a bright hallway that leads into a modern, fully fitted kitchen, designed with both style and practicality in mind. The property features a generously sized living room, filled with natural light and enhanced by patio doors that open directly onto a well-maintained garden—perfect for relaxing or entertaining. The accommodation comprises a spacious master bedroom and a further well-proportioned second bedroom, along with a good-sized bathroom fitted with a shower cubicle. Externally, the property benefits from a well-kept front lawn with mature shrubs, as well as a gated driveway providing parking for two to three vehicles and a convenient car port. To the rear, the garden is beautifully maintained, featuring established shrubs and borders that create a private and peaceful outdoor space. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those who appreciate both comfort and accessibility being just a short walk from the Tram stop.

Detached bungalow

Gated Driveway

Fitted kitchen

Private rear garden

2 Bedroom

Spacious Lounge

Solar panels

£250,000

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Living Room 13' 7" x 16' 3" (4.13m x 4.96m)

Spacious Living Room with patio doors leading into rear garden

Kitchen 8' 10" x 8' 0" (2.69m x 2.43m)

Fully fitted kitchen with range of cupboards, wall units & work surfaces. integrated oven, hob, extractor fan.

Bathroom 5' 6" x 6' 0" (1.67m x 1.83m)

Three piece bathroom suite comprising shower cubicle, wash basin and W/C

Bedroom 1 13' 7" x 11' 4" (4.14m x 3.45m)

Master bedroom with built in wardrobes

Bedroom 2 8' 10" x 7' 11" (2.69m x 2.42m)

bedroom



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)

9 Goodwood Drive OLDHAM OL1 4TB	Energy rating B	Valid until:	19 April 2036
		Certificate number:	9043-3061-2204-9726-3200

Property type

Detached bungalow

Total floor area

60 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)