



38 Harewood Road Oldham, OL2 8EA

Available with no chain, this spacious Three bedroom semi detached house, is in a sought after and popular neighbourhood in Shaw. Property comprises of a welcoming hall, a good size Lounge and a large kitchen diner. Upstairs there is three bedrooms, main bedroom with a range of fitted wardrobes. A large 4 piece fitted bathroom. Outside there is a driveway for several cars, garage and a good size garden with an added bonus of a patio for outside dining. This property is in ready to move in condition and re-wired in 2020 and just which is just waiting for a family to enjoy. Nearby schools are the well regarded Crompton House high school, and Buckstones primary school.

No Chain

Well presented turn key condition

Large driveway for several cars

Large rear garden

Three Bedrooms

Downstairs WC

Large Conservatory

Well regarded area

£285,000

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Entrance Hall 4' 4" x 3' 10" (1.31m x 1.18m)

Welcoming entrance hall with the added benefit of a downstairs modern fitted WC.

Downstairs Wc 3' 1" x 6' 1" (0.94m x 1.86m)

Modern fitted Wc with vanity wash basin.

Lounge 11' 3" x 13' 11" (3.43m x 4.24m)

Spacious light and airy room , Modern decor and grey carpet.

Kitchen/Diner 17' 5" x 7' 8" (5.30m x 2.33m)

Spacious kitchen /diner with modern gloss fitted units. Gas hob, Single oven with fitted microwave. Lovely double oak doors leading into the lounge.

Sunroom 11' 9" x 8' 6" (3.57m x 2.59m)

Spacious useful sunroom, with a tiled floor. Light and airy.

Bedroom 1 11' 1" x 12' 4" (3.37m x 3.77m)

Spacious fitted bedroom with a range of modern wardrobes. Carpeted.

Bedroom 2 9' 5" x 9' 7" (2.86m x 2.91m)

double room with laminate flooring.

Bedroom 3

Single room .

Family Bathroom 7' 10" x 7' 10" (2.40m x 2.38m)

Modern 4 piece with the added benefit of a large separate shower cubicle.

Rear Garden



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)

38 Harewood Road
Shaw
OLDHAM
OL2 8EA

Energy rating

C

Valid until: 13 January 2036

Certificate number: 0380-2582-0590-2996-7775

Property type Semi-detached house

Total floor area 74 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 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	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		