



13 Linney Lane
Oldham, OL2 8HB

Extended 3 Bed Garden Fronted Terraced Home. Situated close to Shaw centre with great access to Metro/Tram and local amenities. Two Reception Rooms and Kitchen to the ground floor plus Three Bedrooms and Bathroom to the first floor. New combi boiler. In need of some cosmetic refurbishment.



Offers in Excess of £115,000

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Lounge 13' 8" x 14' 6" (4.16m x 4.42m)

Dining Room 10' 10" x 14' 6" (3.29m x 4.41m)

Stairs to the first floor accommodation, door to the kitchen

Kitchen 9' 9" x 9' 2" (2.96m x 2.80m)

White kitchen cabinets with tile splash back. New combi boiler. Door to the rear yard.

Bedroom 1 20' 11" x 9' 3" (6.37m x 2.81m)

Extended bedroom means that this room could have separate areas for sleeping and dressing.

Bedroom 2 14' 0" x 9' 3" (4.27m x 2.81m)

Double bedroom to the front elevation

Bedroom 3 10' 4" x 4' 11" (3.16m x 1.49m)

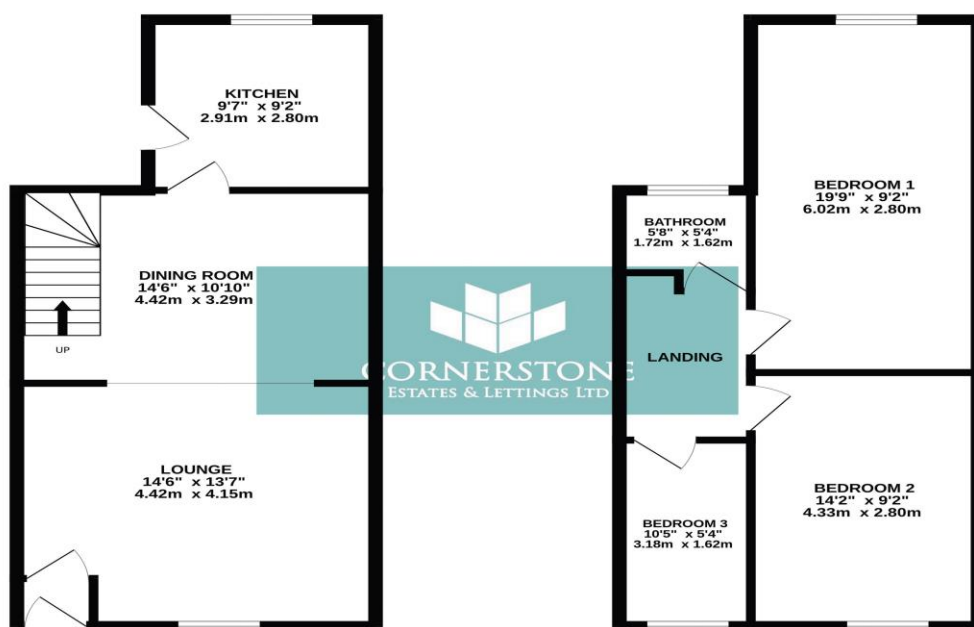
Single bedroom to the front elevation.

Rear yard

Concrete rear yard, low maintenance.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

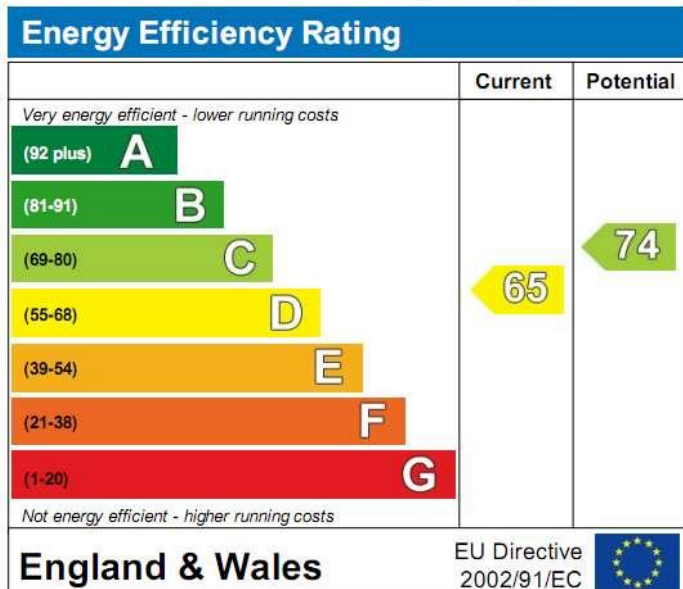
Energy Performance Certificate



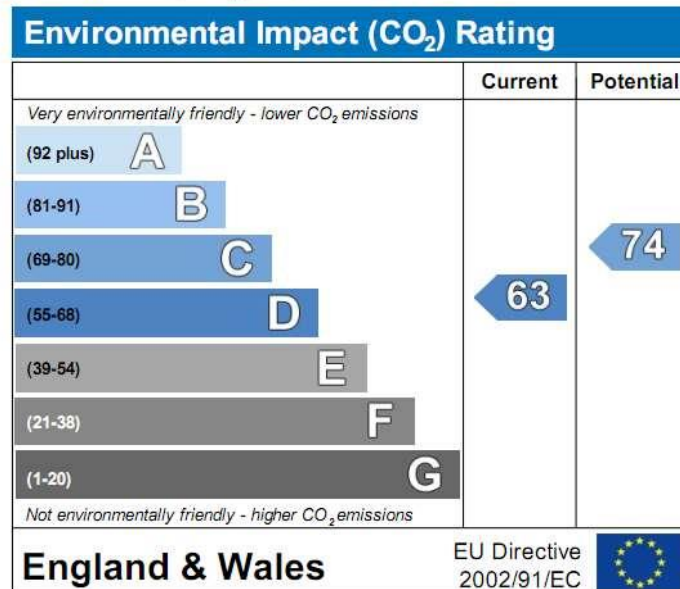
13, Linney Lane, Shaw
OLDHAM
OL2 8HB

Dwelling type: Mid-terrace house
Date of assessment: 14 June 2011
Date of certificate: 16 June 2011
Reference number: 8708-9648-0729-4296-4693
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	217 kWh/m ² per year	152 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	2.5 tonnes per year
Lighting	£74 per year	£44 per year
Heating	£569 per year	£422 per year
Hot water	£94 per year	£84 per year

You could save up to £187 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.