



12 Oak Street Oldham, OL2 8UZ

Fantastic 4 bedroom family home complete with 2 reception rooms and separate utility. Internally this spacious property briefly comprises; Entrance hall, lounge, dining kitchen, sun room, guest w/c and utility. TO the first floor are the 4 bedrooms and the family bathroom. Externally this property benefits from a large driveway and a low maintenance rear yard. Being just a short walk from Shaw centre, this property is ideally placed for the tram, local amenities and desirable schools. Offering this freehold, well maintained property with no onward chain makes it a highly desirable choice for the growing family, book your viewing early to avoid disappointment

4 bedrooms

Utility room

Private rear yard

Dining room

Sun room

Fitted Kitchen

Driveway

Guest w/c

£199,999

Entrance Hall

A welcoming entrance to the home with doors leading to the lounge and dining kitchen

Lounge 13' 6" x 11' 7" (4.12m x 3.52m)

Dining kitchen 9' 5" x 17' 7" (2.88m x 5.37m)

Kitchen fitted with white base and wall cabinets and contrasting worktops. Ample space for dining. Open to the sun room / additional sitting room to the rear.

Sun room 7' 8" x 11' 11" (2.33m x 3.62m)

Lovely relaxing sitting room with patio doors overlooking the rear garden. Door to the utility room.

Utility room 4' 8" x 4' 9" (1.43m x 1.45m)

Plumbed for automatic washing machine. Combi boiler. Door to the guest w/c

W/C 2' 7" x 4' 9" (0.80m x 1.45m)

Corner wash hand basin and low level w/c.

Bedroom 1 14' 2" x 12' 11" (4.33m x 3.94m)

Double bedroom to the rear elevation

Bedroom 2 14' 10" x 11' 7" (4.53m x 3.52m)

Double bedroom to the side elevation

Bedroom 3 8' 10" x 8' 8" (2.70m x 2.63m)

Smaller double bedroom to the front elevation

Bedroom 4 5' 9" x 8' 11" (1.76m x 2.71m)

Single bedroom to the front elevation

Shower Room 5' 5" x 6' 0" (1.65m x 1.82m)

Corner shower cubicle and vanity wash hand basin and w/c.

First Floor Landing

Providing access to all first floor rooms and the loft, this landing also has 2 handy storage cupboards.

Front garden

The front of this property has a driveway, black and gold railings and planted borders

Rear Garden Low maintenance rear yard with side gate.



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)

12, Oak Street Shaw OLDHAM OL2 8UZ	Energy rating <h2 style="text-align: center;">C</h2>	Valid until: 10 March 2025 <hr/> Certificate number: 9598-2059-7237-1505-7950
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Property type end-terrace house

Total floor area 95 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 current energy rating is C. It has the potential to be B.

[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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		