



30 Cowie Street Oldham, OL2 7XA

Immaculately presented home with the benefit of a large conservatory and modern kitchen. This much loved home has definite curb appeal with its well manicured garden and driveway and bay windows framing the front porch. Internally this home comprises to the ground floor; Porch, entrance hall, lounge, fitted dining kitchen with integrated appliances, large conservatory and shower room. To the first floor is the family bathroom with shower, the 2 double fitted bedrooms and the hidden dressing room which could be a home office. The rear garden is paved and has a wooden deck for low maintenance. This property comes complete with double glazing, gas central heating and is alarmed. This home is tastefully decorated and finished throughout and is ideal as a starter home or for those wanting to downsize without compromising on entertaining space.

Large conservatory

Modern quality fitted kitchen

Downstairs shower room

Driveway

2 double bedrooms

Dressing room / home office

Fitted bathroom

Fitted wardrobes to both bedrooms

Offers Over £180,000

Entrance Porch

uPVC porch with light and tile flooring.

Lounge 13' 11" x 13' 8" (4.25m x 4.16m)

Sunshine room with windows front and back. Bay window to the front.

Kitchen 13' 11" x 11' 7" (4.23m x 3.52m)

Modern sleek white gloss base and wall cabinets with grey worktops. Integrated eye level double oven, induction hob, extractor fan, and dishwasher. Plumbed for automatic washing machine and American style fridge freezer. Space for tumble dryer. One and a half bowl sink and drainer with mixer shower spray tap. Bay window. French doors leading to the conservatory.

Conservatory 13' 9" x 19' 8" (4.19m x 6.00m)

Large P shaped conservatory with French doors leading out to the rear garden and feature fireplace. Ample space to relax with a dinner table and lounge area or as a home office space. Door to downstairs shower room.

Shower Room 6' 9" x 2' 6" (2.06m x 0.76m)

Single shower cubicle with electric shower, Low level W/C and sink in white. Chrome heated towel rail. High level windows to the side.

Master bedroom 12' 3" x 13' 11" (3.74m x 4.24m)

Large sunshine bedroom with windows front and rear. An abundance of fitted wardrobes and storage space complete with a dressing table. Hidden boiler cupboard and dressing room / office.

Dressing room / home office 6' 7" x 6' 6" (2.00m x 1.98m)

Hidden in the bedroom is this additional room, currently being used as a dressing / make up room. Could also be a home office. Window to the rear elevation. Possibility to convert to third bedroom STPP.

Bathroom 4' 10" x 8' 4" (1.47m x 2.53m)

P shaped panel bath with shower above and glass shower screen, vanity wash hand basin, low level W/C. Tiled flooring. Chrome heated towel rail.

First Floor Landing 2' 9" x 6' 0" (0.84m x 1.83m)

Landing with radiator and window providing access to all first floor rooms and the boarded loft.

Front garden

This double fronted home has great curb appeal with its bay windows framing the front porch. Block paved driveway. Well tended laws and bushes to the side.

Rear Garden

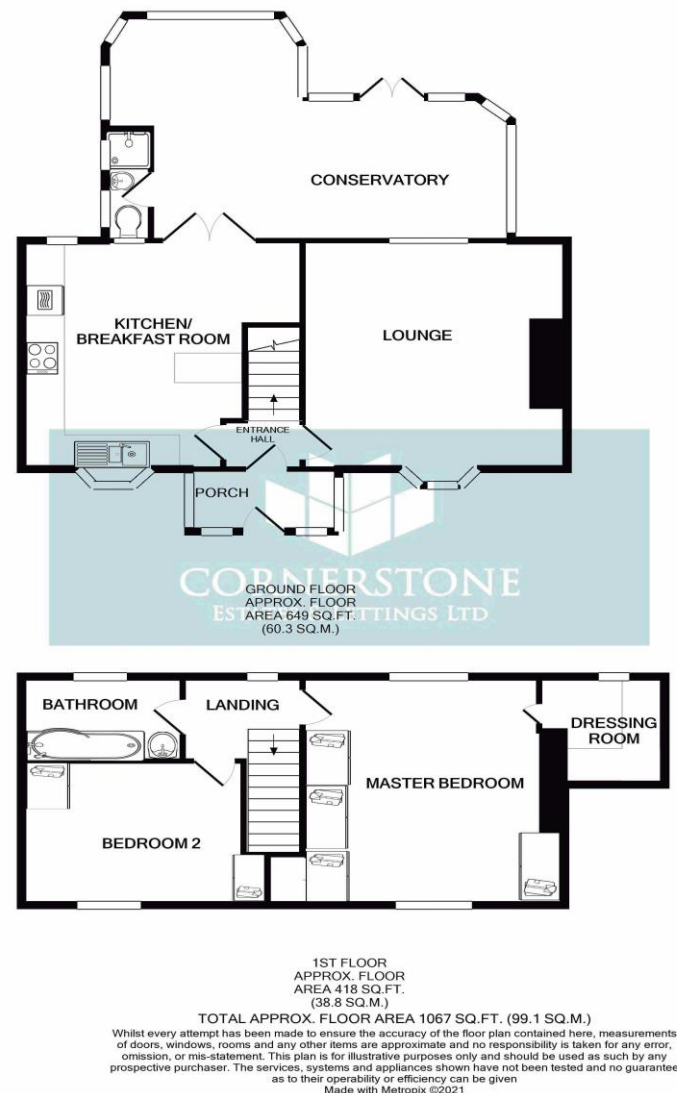
Virtually no maintenance required in this rear garden with its block paved patio and raised deck. Access to the front of the property via the side gate. Views in the distance over Shaw.

Tenure

We are advised this is leasehold but confirmation is being sought on term

Council tax

Band A



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)

30 COWIE STREET
SHAW
OL2 7XA

Energy rating

D

Valid until 15 March 2031

Certificate number

7539-0527-3000-0319-4296

Property type

Mid-terrace house

Total floor area

78 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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