



## 102 Rochdale Road Oldham, OL2 7SB

This 2 bedroom mid terraced property is ideally within walking distance of Shaw Centre amenities, Tram Station and well regarded schools. Internally comprising; entrance vestibule, lounge, fitted kitchen, A large double bedroom, second single bedroom and newly fitted bathroom with shower. Externally there is a small yard. Fantastic starter home or investment property.

**Large lounge**

**2 bedrooms**

**Private rear yard**

**Fully fitted kitchen**

**New fitted bathroom**

**Walking distance of Tram**

**£125,000**

# Energy performance certificate (EPC)

102 Rochdale Road Shaw OLDHAM OL2 7SB	Energy rating <b>D</b>	Valid until: <b>3 March 2032</b> <hr/> Certificate number: <b>3342-4027-2020-2047-0202</b>
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Property type Mid-terrace house

Total floor area 66 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	59 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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