

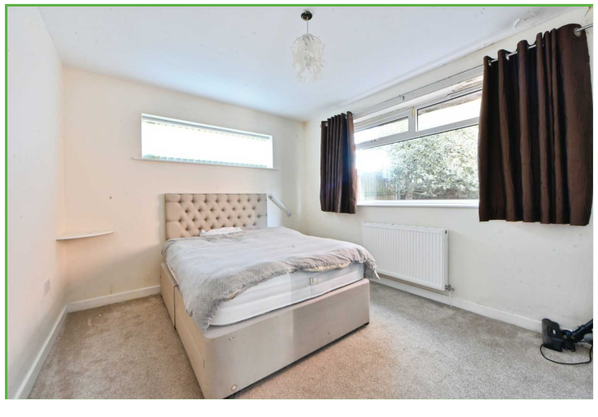


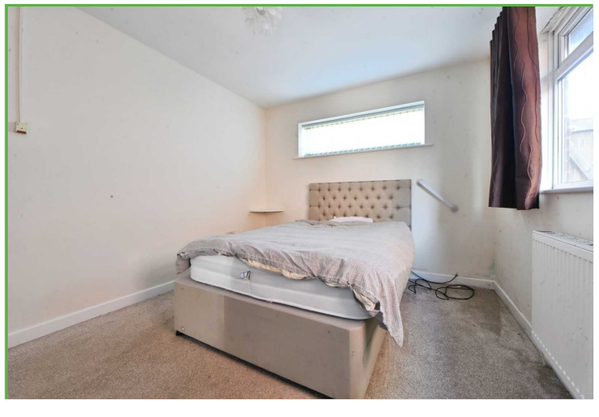












Cowlishaw Lane, Shaw, Oldham,
Greater Manchester, OL2

Offers in the region of:
£210,000

Tenure: Freehold

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The Property Ombudsman

Cowlishaw Lane, Shaw, Oldham, Greater Manchester, OL2

Offers in the region of: £210,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

detached bungalow, presenting an exciting opportunity to create a home perfectly tailored to your own style and requirements.

For those with vision, this property represents a fantastic renovation project and an opportunity to create a truly individual bungalow.

The property offers a blank canvas to create a comfortable and contemporary home. With generously proportioned rooms throughout, the property offers an excellent foundation...

Front garden
The low-maintenance front garden sets the property back from the road and adds to its kerb appeal. It also offers clear potential to create off-road parking or a driveway, subject to the necessary permissions, adding both convenience and value.

Lounge
16' x 12'2" (4.88m x 3.7m)
Positioned at the front of the property, the lounge is a bright and comfortable reception room ideal for both relaxing and entertaining. Its front-facing aspect allows plenty of natural light to fill the space.

Kitchen
14'11" x 9'9" (4.55m x 2.97m)
Located at the rear of the bungalow, the kitchen and dining area offers a functional and well-defined space for cooking and family meals.

Bedroom 1
12'2" x 10' (3.7m x 3.05m)
Bedroom one is a well-proportioned double room offering a calm and comfortable space to unwind. With enough room for a double bed and additional furniture, it provides a practical and relaxing environment.

Bedroom 2
13'11" x 10' (4.24m x 3.05m)
The second bedroom is another comfortable double, offering flexibility for use as a guest room, additional family bedroom, or even a home office if desired. Its generous proportions allow for a variety of furniture layouts.

Bedroom 3
14' x 7'6" (4.27m x 2.29m)
Bedroom three is a single room that works perfectly as a nursery, study, or occasional guest bedroom. Its adaptable size makes it a useful and versatile space within the home.

Family bathroom
6'11" x 5'7" (2.1m x 1.7m)
The family bathroom is conveniently positioned to serve all three bedrooms and the main living areas. It provides a functional space for everyday use and offers potential for modernisation to suit personal taste.

Garden
The substantial rear garden is a real highlight of the property, offering a large outdoor space ideal for families, gardening enthusiasts, or those who enjoy outdoor entertaining. With plenty of room for landscaping or further development (subject to the necessary permissions), it provides excellent potential to enhance the property further.

Area and local amenities
Situated in the popular Royton and Shaw area of Oldham, Cowlishaw Lane enjoys a convenient residential setting with a range of everyday amenities close by. Royton town centre is approximately 1–1.5 miles away, offering a selection of local shops, supermarkets, cafés and services, while Oldham town centre is around 2.5–3 miles away, providing a wider variety of retail, leisure and dining options. The nearby town of Shaw is also easily accessible and offers additional amenities, making the location well suited for day-to-day convenience.

The area is particularly well served by local schools, making it appealing for families. St Joseph's RC Junior Infant and Nursery School is approximately 300 metres away, with other well-regarded primary schools such as Crompton Primary School and Blackshaw Lane Primary & Nursery School within roughly 600–700 metres. For older students, E-ACT Royton and Crompton Academy is around 400 metres from the property, while Crompton House Church of England Academy is just over 1 kilometre away, providing several accessible education options nearby.

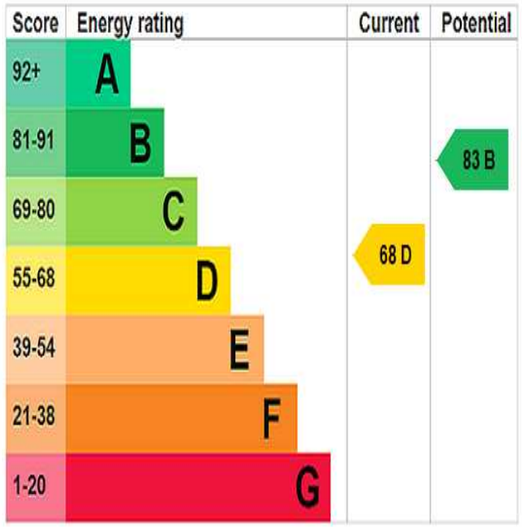
Transport connections are also a strong feature of the location. Several bus stops can be found within around 0.1–0.3 miles, offering regular services to Royton, Shaw, Oldham and surrounding areas. For commuters, Shaw and Crompton Metrolink tram stop is approximately 0.7 km away, providing direct access into Manchester city centre and beyond. Rail links are available from nearby stations such as Mills Hill, Rochdale and Castleton, all roughly 5–6 km away, making the area convenient for travel across Greater Manchester and the wider region.

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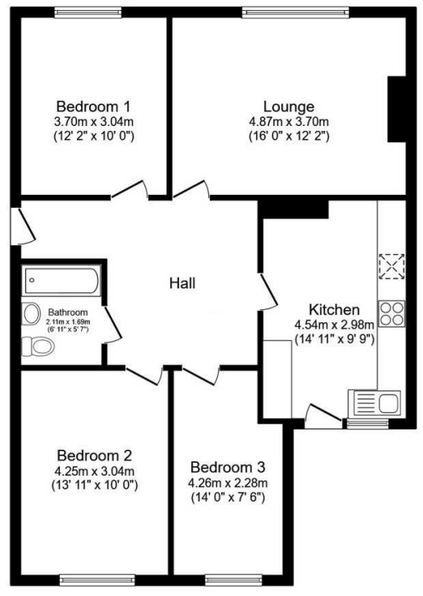
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

Total floor area 84.6 sq.m. (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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