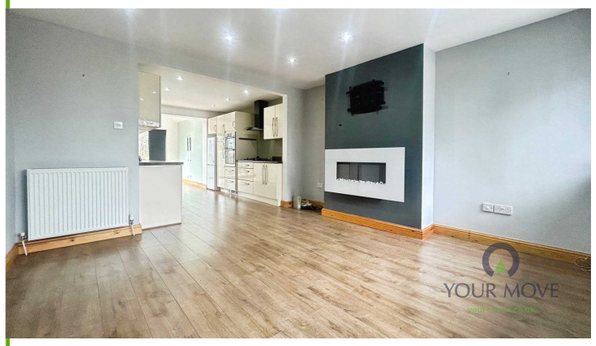
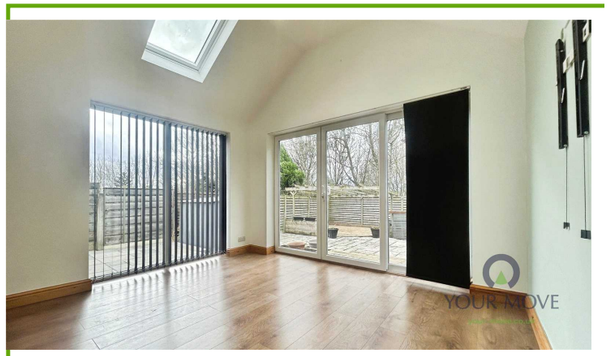
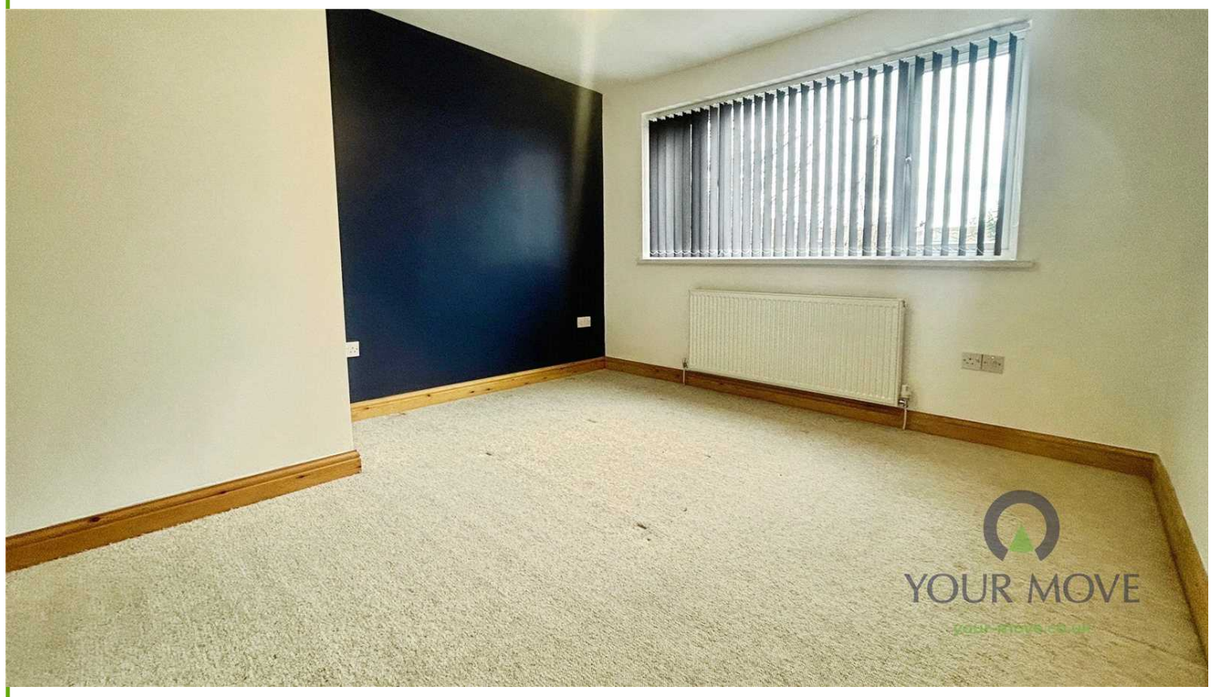
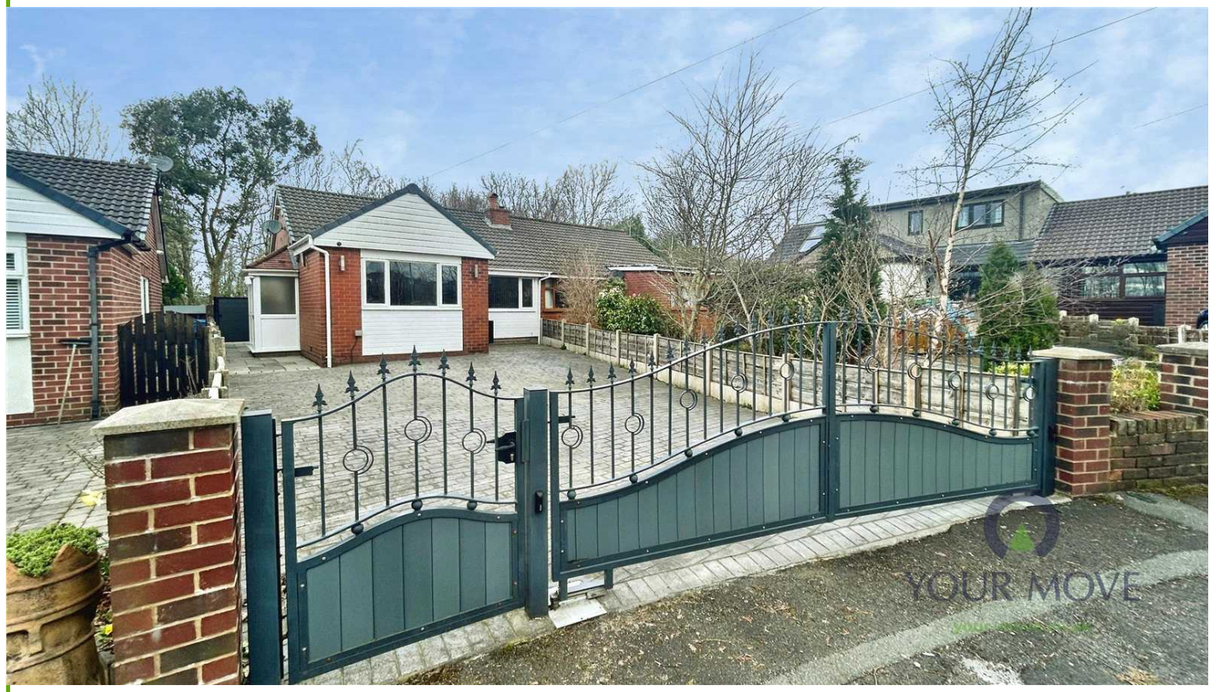




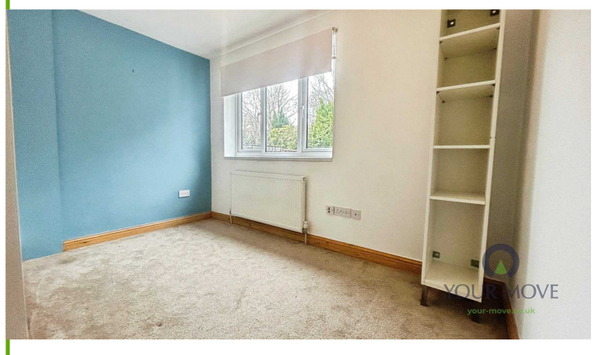
==

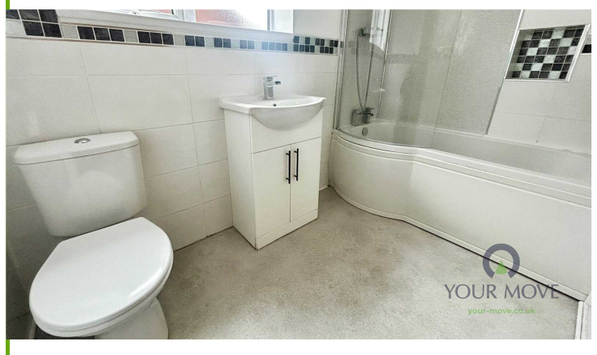












Longfield Park, Shaw, Oldham,
Greater Manchester, OL2

Guide Price: £260,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Longfield Park, Shaw, Oldham, Greater Manchester, OL2

Guide Price: £260,000 Tenure: Leasehold

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

Guide price £260,000 - £270,000

This beautifully modernised semi-detached bungalow offers stylish and comfortable living with well-proportioned accommodation and generous outdoor space. Ready to move straight into, the property combines contemporary interiors with a practical layout, spacious rooms and excellent off-road parking, making it an ideal home for a range of buyers.

Entrance porch
Step into the property via a welcoming entrance porch, providing a practical space for coats and shoes before leading into the main hallway. The hallway offers a clear flow through the home and sets the tone for the modern and well-presented accommodation throughout.

Open plan living area
35'4" x 12'9" (10.77m x 3.89m)
The heart of the home is a spacious open-plan lounge, kitchen, and dining area, designed for both comfort and functionality. The front-facing lounge is bright and inviting, providing a perfect space for relaxation or socialising. Moving through the home, the kitchen occupies a central position and is fitted with modern units, ample worktop space, and integrated storage, combining style with practicality. At the rear, the dining area enjoys a peaceful view over the private, not overlooked garden and offers direct access to the outdoor space, making it ideal for alfresco dining, family meals, or entertaining guests. Large rear windows ensure the space is filled with natural light, creating a welcoming and sociable environment throughout this key living area.

Bedroom 1
11'7" x 11'1" (3.53m x 3.38m)
Located at the front of the property, this generously sized double bedroom is bright and spacious, offering plenty of room for a large bed and additional furniture. Its welcoming atmosphere makes it a restful retreat.

edroom 2
'" x 11'3" (3.48m x 3.43m)
erlooking the rear garden, this second double bedroom provides a peaceful and private setting. It is ideal as a guest room, a home office, or simply as a tranquil bedroom.

Family bathroom
8'10" x 5'4" (2.7m x 1.63m)
The modern family bathroom is finished to a high standard, combining practicality with contemporary design. It provides a stylish and comfortable space for daily routines.

Driveway
The property benefits from electric gates at the front, leading to a large driveway providing secure off-road parking for two vehicles. The gated entrance offers both privacy and convenience for homeowners and visitors.

Rear garden
At the rear, the home boasts a substantial patioed garden with a dedicated seating area. The garden is private and not overlooked, creating a tranquil outdoor space for relaxing, dining, or entertaining. Direct access from the dining area ensures a seamless flow between indoor and outdoor living, perfect for enjoying warmer weather.

Area and local amenities
The property is located within the popular Royton area of Oldham, a well-established residential location known for its convenient access to everyday amenities and strong community feel. Royton town centre is approximately a 5 minute drive away, offering a variety of local shops, cafés, supermarkets and essential services, while Oldham town centre can be reached in around 8 minutes by car for a wider selection of retail, leisure facilities and restaurants.

The area is particularly well suited to families, with several well-regarded schools close by. St Anne's CofE Primary School is roughly a 2 minute drive or a 10 minute walk, while Ss Aidan and Oswald's Roman Catholic Primary School is a 3 minute drive. For secondary education, E-ACT The Oldham Academy North is located approximately a 4 minute drive from the property, with additional options including Royton and Crompton Academy around 5 minutes away.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

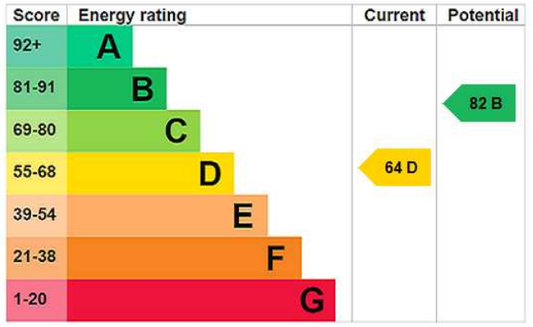
Transport links are also easily accessible, with local bus stops just a short walk of a few minutes from the property providing regular services to Oldham, Rochdale and surrounding areas. Oldham Bus Station is 10 minutes by car, while Rochdale town centre can be reached in around 15 minutes. The area also benefits from nearby green spaces including Royton Park and Tandle Hill Country Park, both within roughly a10 minute drive, offering scenic countryside walks and outdoor recreation while maintaining a friendly suburban community atmosphere.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

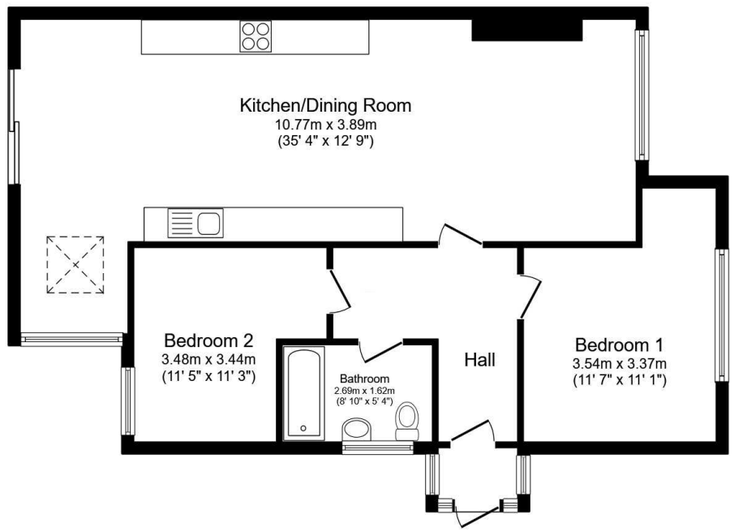
All Measurements
All Measurements are Approximate.

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
Floor area 83.5 sq.m. (898 sq.ft.)

Total floor area: 83.5 sq.m. (898 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

YOUR MOVE
your-move.co.uk