

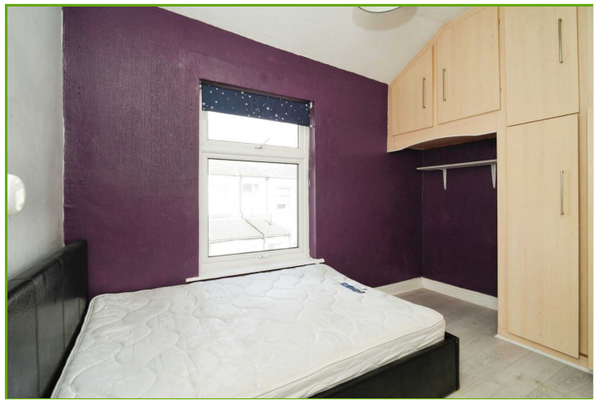


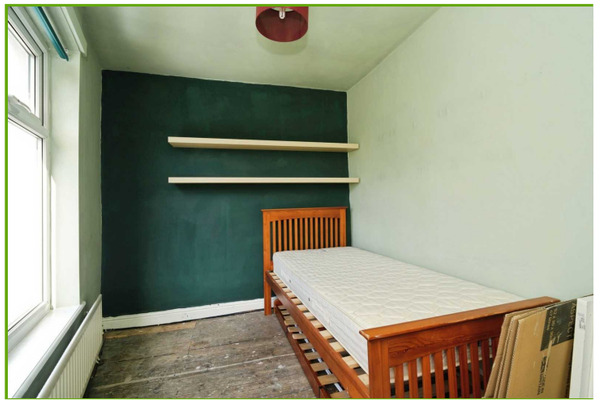












Kershaw Street, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £190,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: A 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

Situated in a popular residential area, this well-presented end-terrace home offers spacious and versatile living accommodation ideal for first-time buyers, growing families, or those looking to step onto the property ladder. With three bedrooms, two reception areas and a welcoming open-plan kitchen lounge, the home provides a comfortable balance of modern living and practical space, complemented by a private rear patio perfect for relaxing or entertaining.

Sitting Room
12'11" x 12'2" (3.94m x 3.7m)
A well-proportioned front-facing reception room offering a cosy and versatile living space. Ideal as a snug, formal lounge or additional sitting area

Lounge
14'9" x 14'3" (4.5m x 4.34m)
A bright and spacious rear-facing reception area providing plenty of room for seating and relaxation. With direct access to the rear patio, this room is perfect for both everyday living and entertaining, creating a seamless connection between indoor and outdoor space.

Kitchen
15'5" x 8'11" (4.7m x 2.72m)
A well-arranged kitchen area offering ample worktop space and storage, designed to cater to everyday cooking needs. Positioned to the rear of the property, it flows naturally into the lounge area, creating a sociable and practical layout.

Bedroom 1
15'9" x 12'1" (4.8m x 3.68m)
A generous double bedroom benefiting from the added convenience of a hidden shower room, creating a practical and private space. Well-proportioned with room for wardrobes and additional furnishings.

Bedroom 2
8'6" x 8'3" (2.6m x 2.51m)
A comfortable second double bedroom, offering ample space for bedroom furniture and ideal for family members or guests.

Bedroom 3
10'7" x 8'11" (3.23m x 2.72m)
A single bedroom that can be flexibly used as a child's room, home office, nursery or dressing room, depending on individual needs.

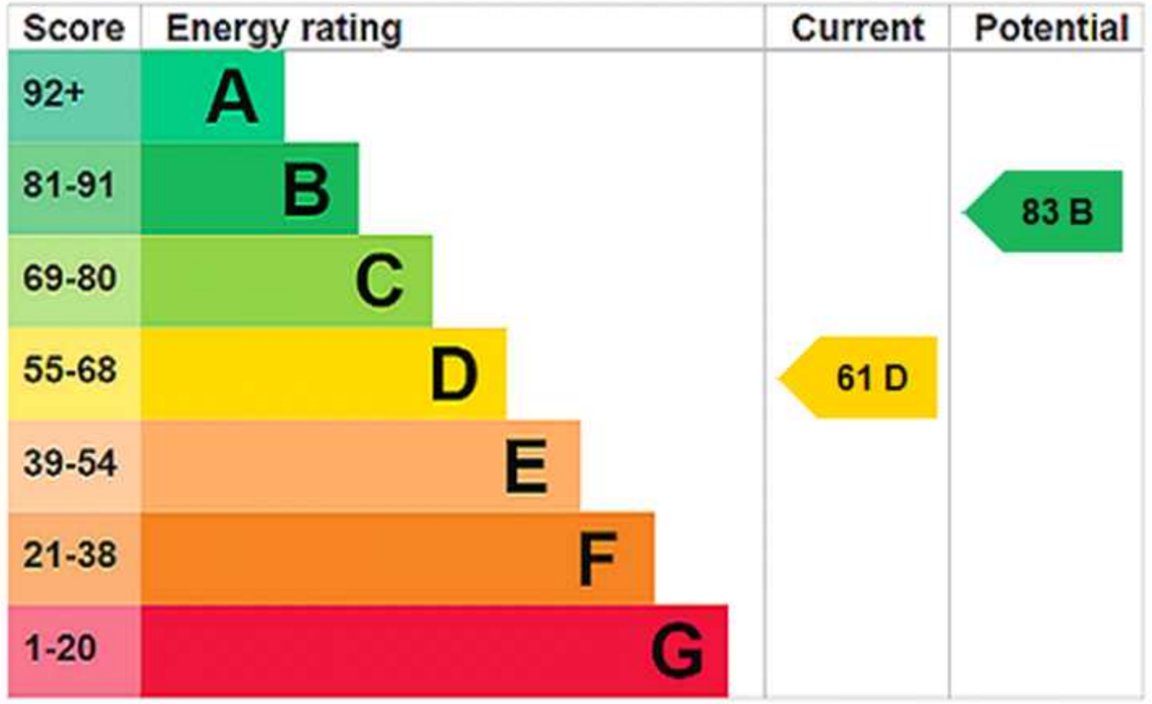
Family bathroom
7'10" x 6'11" (2.4m x 2.1m)
A well-appointed bathroom featuring a freestanding bath, wash basin and WC. Stylish yet practical, this space offers a relaxing environment while catering to everyday needs.

Rear Patio
A private and low-maintenance rear patio area, ideal for outdoor seating, dining or entertaining, offering a pleasant space to enjoy warmer weather with minimal upkeep required.

Area and local amenities
Situated in the popular and well-established area of Shaw, the property is ideally positioned for a wide range of everyday amenities. A selection of local shops, convenience stores and cafés can be reached within a 5 minute walk, providing excellent day-to-day convenience. Larger supermarkets and retail facilities in Oldham Town Centre are a 10 minute drive, offering a broader choice of shopping and dining options. Well-regarded schools nearby include St Joseph's RC Primary School Shaw, East Crompton St James' CofE Primary School and Royton and Crompton School, all within a 10 minute drive, further enhancing the property's appeal for families.

The location is particularly well suited for commuters, with strong transport links close by. Oldham town centre can be reached in 10 minutes by car, while Rochdale is a 15 minute drive. Shaw and Crompton Metrolink Stop is within a 5 minute drive, providing direct and frequent tram services into Manchester city centre with journey times of 30 minutes. Regular bus services operate through Shaw, offering convenient routes to Oldham, Rochdale and surrounding districts. The M62 motorway network can be reached in 15 minutes, providing direct access towards Leeds, Manchester and the wider motorway network.

In addition to its practical benefits, the property is well placed for leisure and outdoor activities. Dunwood Park is within a 5 minute walk, offering open green space, sports facilities, a children's play area and pleasant walking routes. Tandle Hill Country Park is a 5 minute drive, providing extensive woodland trails and panoramic views across the surrounding countryside. Hollingworth Lake is a 20 minute drive, known for its waterside walks, sailing activities and selection of cafés and restaurants. A variety of gyms, restaurants and entertainment facilities are also accessible within a 10 to 15 minute drive, ensuring a well-balanced lifestyle with both convenience and recreation close to home.



For full EPC please contact the branch.



Ground Floor **First Floor**

Total floor area 92.1 sq.m. (991 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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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.

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