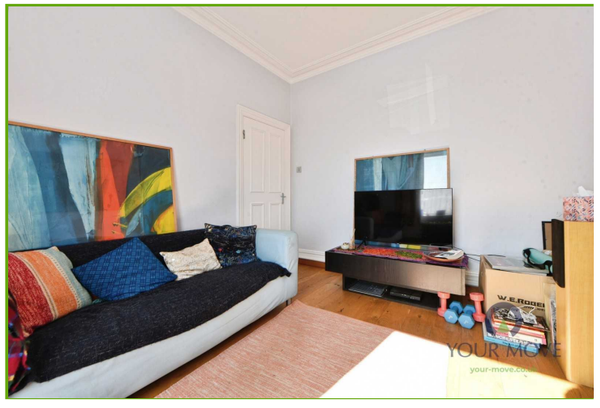
















Farrow Street, Shaw, Oldham,
Greater Manchester, OL2

Offers Over: £200,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Farrow Street, Shaw, Oldham, Greater Manchester, OL2

Offers Over: £200,000 Tenure: Leasehold

Council Tax Band: A EPC Rating: E Local Authority: Oldham Council

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

This attractive and well-proportioned three-bedroom end-terrace home offers spacious and versatile accommodation, making it an ideal purchase for families or first-time buyers alike. With two reception rooms, a characterful log burner, a superb attic conversion providing a private principal suite, and a sun-filled rear garden, the property combines comfort, charm, and practicality, along with excellent potential for future enhancement including off-road parking to the side (subject to the relevant permissions).

Living Room
11'3" x 11' (3.43m x 3.35m)
A well-proportioned front-facing lounge, filled with natural light and offering a comfortable setting for everyday relaxation. The room provides ample space for seating and living room furnishings, making it an ideal place to unwind while enjoying a bright and airy atmosphere.

Dining Room
14'10" x 12'11" (4.52m x 3.94m)
A spacious and versatile second reception room, currently used as a dining area, perfect for family meals and entertaining guests. The room is enhanced by a characterful log burner, creating a warm and inviting focal point. Patio doors open directly onto the rear garden, allowing for plenty of natural light and providing a seamless connection between indoor and outdoor living.

Kitchen
8'11" x 7'2" (2.72m x 2.18m)
Positioned to the rear of the property, the kitchen offers a practical and functional layout with a range of storage and worktop space. The room benefits from direct access to the garden, making it particularly convenient for day-to-day use as well as outdoor dining and entertaining.

Bedroom 1
14'10" x 13' (4.52m x 3.96m)
An impressive attic conversion forming the main bedroom, offering a spacious and private retreat away from the rest of the home. The room provides ample space for bedroom furnishings and benefits from its own en suite shower room, fitted with a shower, wash basin, and WC, offering added comfort and convenience.

Bedroom 2
14'10" x 12'8" (4.52m x 3.86m)
A generously sized double bedroom, well presented and offering ample space for a bed, wardrobes, and additional furniture. The room provides a comfortable and calm setting.

Bedroom 3
10' x 8' (3.05m x 2.44m)
A good sized single bedroom offering flexibility of use, whether as a childs room, guest bedroom, or home office. The space is practical and well proportioned.

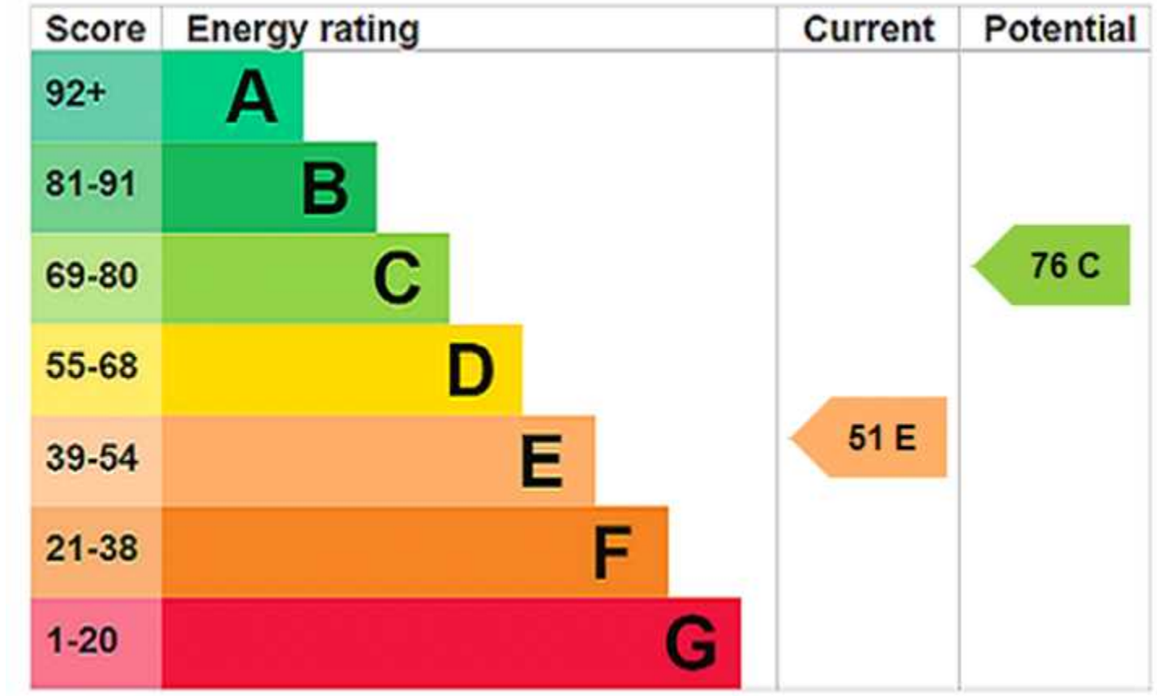
Family bathroom
12'11" x 6'9" (3.94m x 2.06m)
A functional family bathroom serving the first floor, arranged in a practical layout and fitted to meet everyday needs.

Garden
A delightful and sun filled rear garden with a patio area, ideal for outdoor dining, entertaining, or relaxing during the warmer months. The garden offers a good balance of space and usability.

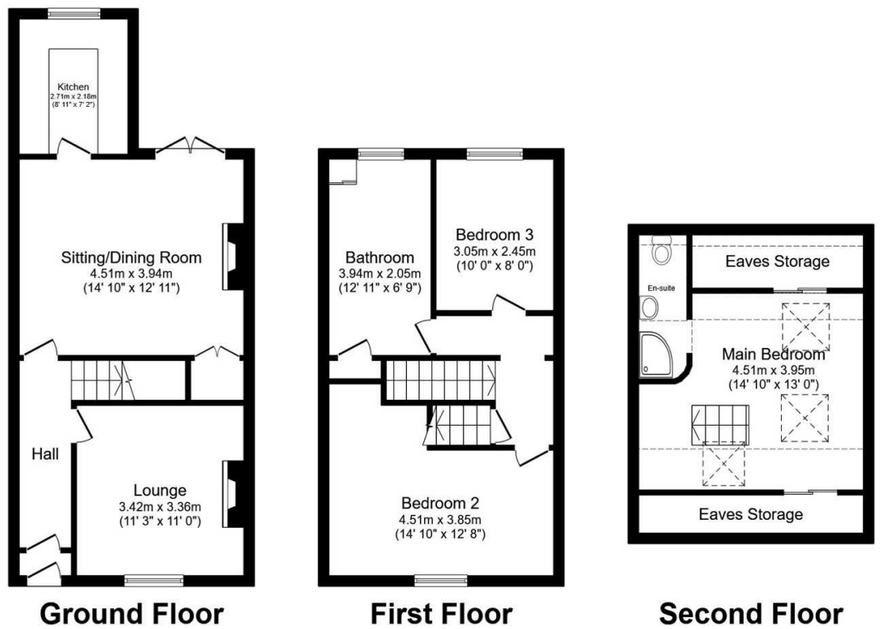
Area and local amenities
Situated within the popular Shaw and Crompton area, Farrow Street benefits from a highly convenient residential setting with a strong range of local amenities close by. Shaw town centre is roughly a 5-minute drive away, offering a selection of supermarkets, independent shops, cafés, and everyday services, while larger retail options in Royton and Oldham are approximately 10–15 minutes away. The Royal Oldham Hospital is also a 10-minute drive, providing excellent access to healthcare facilities.

For families, the property is ideally positioned close to a number of well-regarded schools. Crompton Primary School is a 5-minute walk away, with East Crompton St James CofE Primary School roughly a 10-minute walk. Crompton House Church of England Academy is also within walking distance, making it particularly appealing for families with children of all ages. This strong selection of nearby schooling adds to the area's desirability and convenience.

Commuters are well catered for, with Shaw and Crompton Metrolink stop a 5-minute walk away, providing direct tram links across Greater Manchester. Rochdale train station is roughly a 10-minute drive, while easy road access to the M62 and surrounding motorway network is approximately 10 minutes away, making travel into Manchester, Leeds, and beyond highly convenient. The surrounding area also offers parks, green spaces, and leisure facilities around 5–10 minutes away, supporting a well-balanced lifestyle.



For full EPC please contact the branch.



Total floor area 101.4 sq.m. (1,091 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.

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.