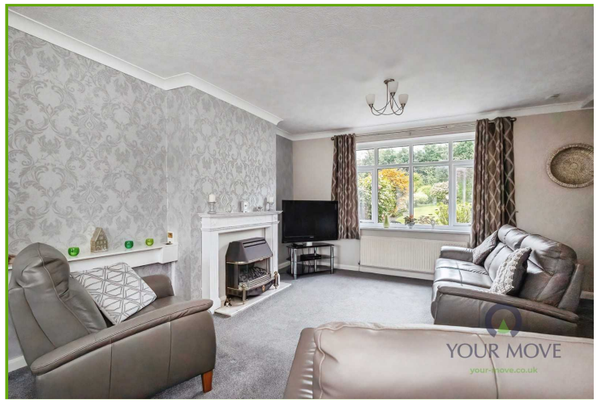
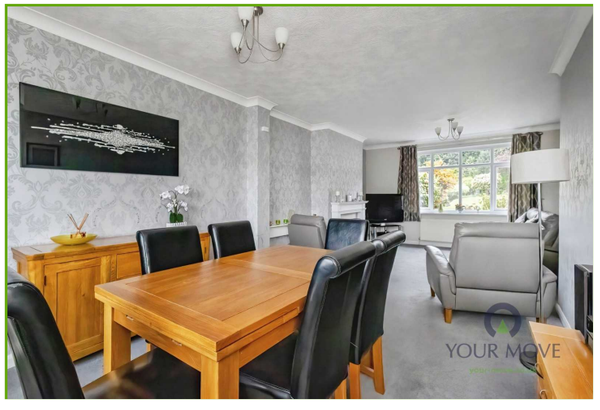


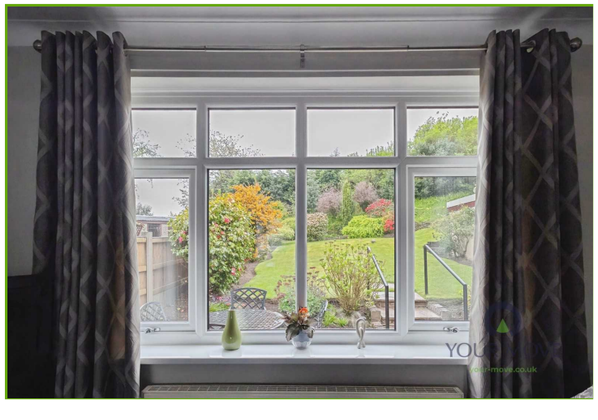














Trent Road, High Crompton, Shaw,
Greater Manchester, OL2

Asking Price: £320,000

Tenure: Freehold

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The Property Ombudsman

Trent Road, High Crompton, Shaw, Greater Manchester, OL2

Asking Price: £320,000 Tenure: Freehold

Council Tax Band: C 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

Set within a popular and well-established residential area, this attractive semi-detached dormer bungalow presents a fantastic opportunity to acquire a spacious and highly versatile family home. Offering well-balanced accommodation across two floors, the property is ideally suited to a range of buyers, particularly those seeking flexible living space, generous bedroom provision, and excellent outdoor areas. With a substantial rear garden, off-road parking, and a detached garage, this home effortlessly combines comfort with everyday practicality.

Lounge/ Dining room
25'1" x 14'8" (7.65m x 4.47m)
An impressive full-length reception room, flooded with natural light from both the front and rear elevations. This expansive space comfortably accommodates both lounge and dining furniture, creating a seamless setting for everyday living, family gatherings, and entertaining. Its proportions and layout make it a true focal point of the home.

Kitchen
10'10" x 9'9" (3.3m x 2.97m)
Situated at the rear, the kitchen enjoys pleasant views over the garden and offers a well-arranged layout with ample worktop space and storage. It provides a practical and functional environment for cooking and day-to-day use, with easy access to the outdoor space.

Study
10'4" x 9'5" (3.15m x 2.87m)
Positioned at the front of the property, this versatile room offers flexibility to suit a variety of needs. Ideal as a home office, playroom, or additional sitting area, it provides a quiet and private space away from the main living areas.

Family bathroom
7'11" x 5'10" (2.41m x 1.78m)
Conveniently located off the hallway, the family bathroom is well placed to serve the ground floor accommodation, offering practicality for both residents and guests.

Bedroom 1
11' x 9'6" (3.35m x 2.9m)
A generously sized double bedroom, offering a comfortable and calm retreat with ample space for wardrobes and additional furnishings.

Bedroom 2
11'6" x 9'9" (3.5m x 2.97m)
A second spacious double bedroom, well proportioned and ideal for family members or guests, providing flexibility in how the space is used.

Bedroom 3
8'2" x 7'9" (2.5m x 2.36m)
A well sized single bedroom, perfect as a childs room, guest bedroom, or home office, with enough space for essential furnishings.

Bedroom 4
11'2" x 6'3" (3.4m x 1.9m)
Another single bedroom offering versatility, suitable for a range of uses including a nursery, study, or dressing room

First floor WC
A useful addition to the upper floor, providing added convenience and functionality for busy households.

Front driveway and garden
The property benefits from an attractive front garden alongside a driveway providing off road parking for three vehicles, offering both convenience and kerb appeal.

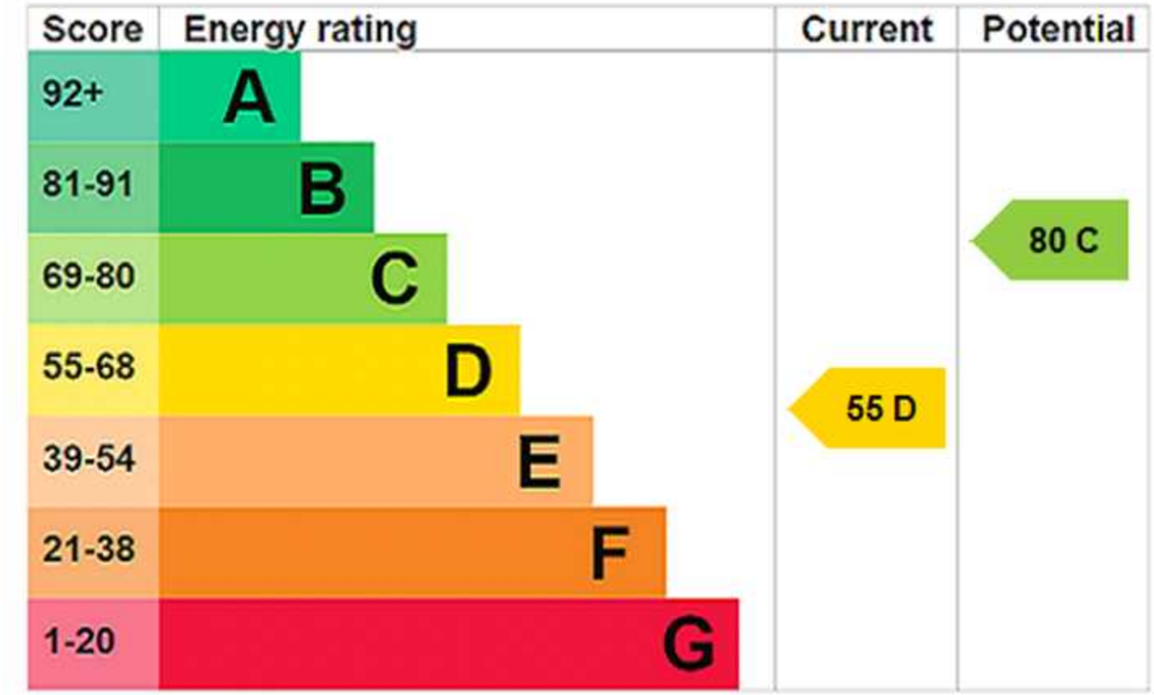
Garage
A valuable addition, providing secure parking or excellent storage space, with potential for a variety of practical uses.

Rear garden
A standout feature of the home is the particularly generous rear garden, which benefits from a desirable south-facing aspect, ensuring excellent sun exposure throughout the day. This impressive outdoor space provides the perfect setting for relaxing, entertaining, gardening, or family activities, all within a private and enclosed environment.

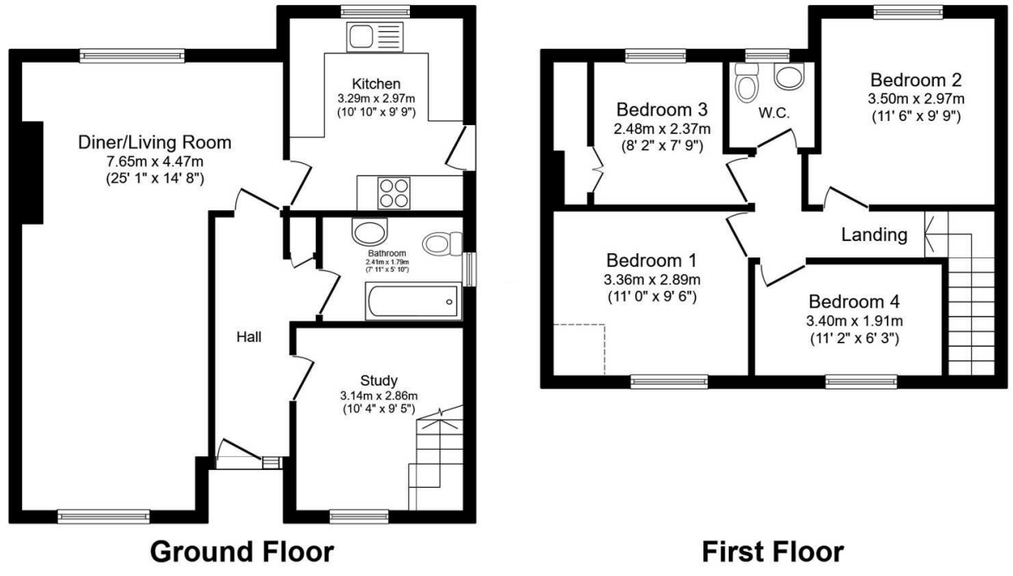
Area and local amenities
Situated within the ever-popular area of High Crompton, this property enjoys a well-balanced setting that combines a peaceful residential atmosphere with excellent everyday convenience. The home is just a short three-minute walk from High Crompton Park, offering easy access to green open space ideal for walking, play, and outdoor relaxation. For those who enjoy more expansive countryside, the nearby Crompton Moor and Hollingworth Lake provide stunning scenery along with a wide range of walking and cycling routes.

A strong selection of local amenities is within easy reach. The property is located just five minutes from Shaw town centre, where you'll find a variety of independent shops, cafés, takeaways, and essential services. For larger food shopping, Tesco Superstore is only six minutes away, offering convenient access to a full range of groceries and household essentials. Families are exceptionally well catered for, with reputable schools nearby including St Mary's CofE Primary School and Crompton House Church of England School, the latter also offering a highly regarded sixth form, making it an excellent option for continued education.

For commuters, the location is particularly well connected. Shaw and Crompton Tram Stop is just five minutes away, providing direct Metrolink services into Oldham in around 10 minutes and Manchester city centre in approximately 35 minutes. In addition, regular local bus routes are within easy walking distance, offering direct links into Manchester and convenient connections to the wider tram network. Excellent road links are also close by, with the M60 motorway reachable in around 15 minutes, allowing straightforward access to Manchester, Rochdale, and beyond.



For full EPC please contact the branch.



Total floor area 164.2 sq.m. (1,768 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).
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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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