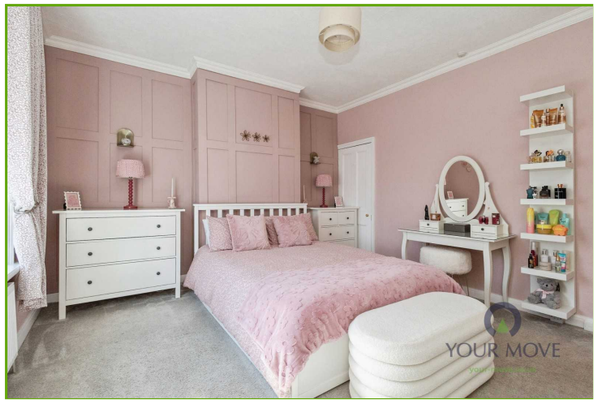
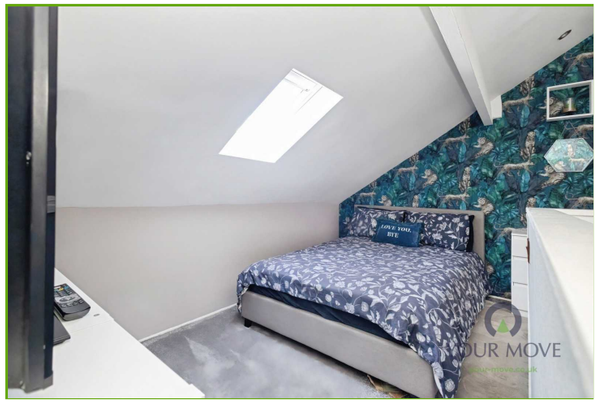
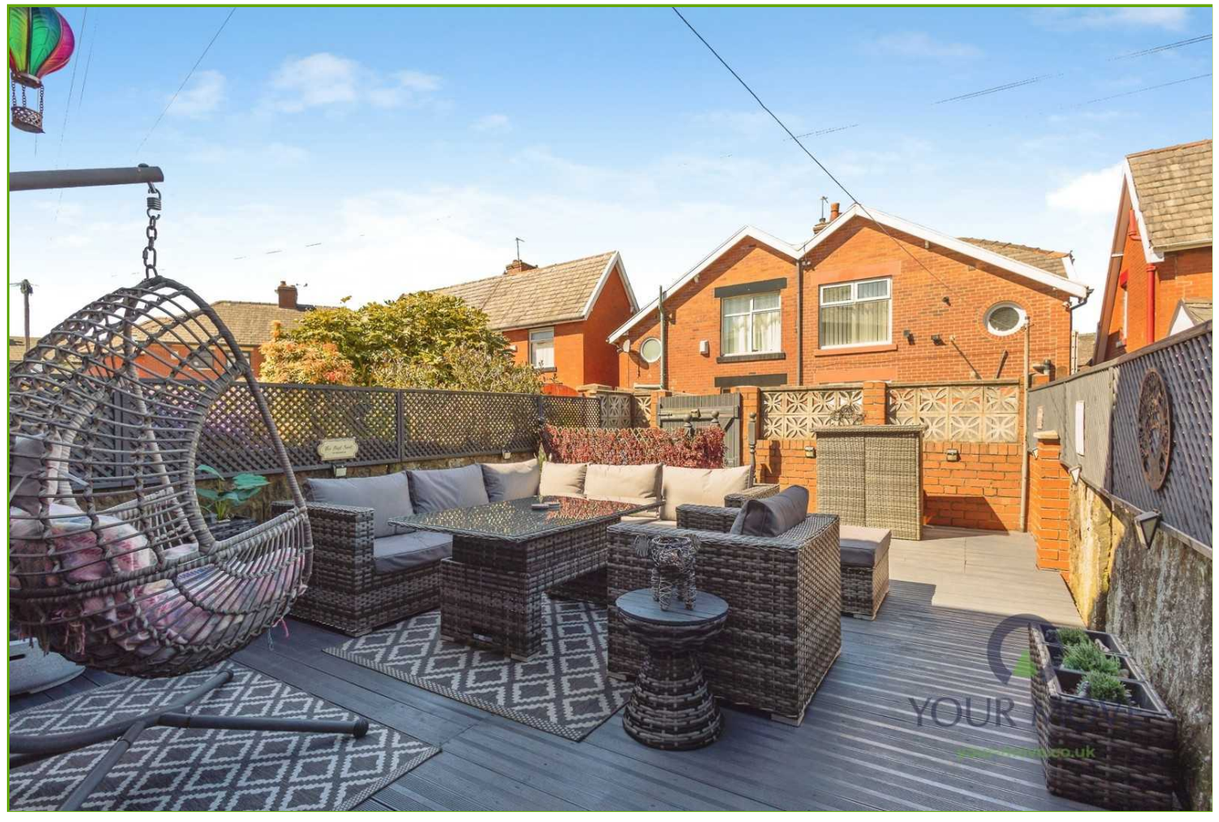
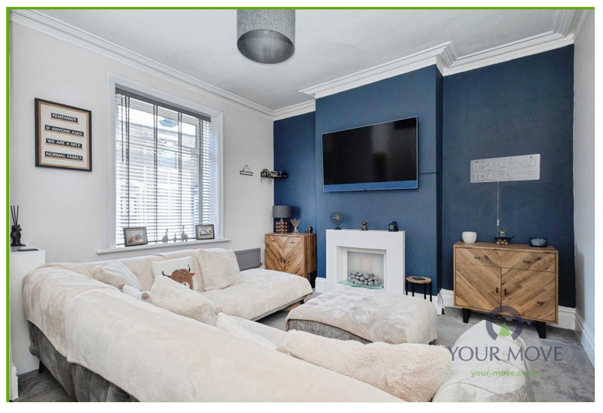


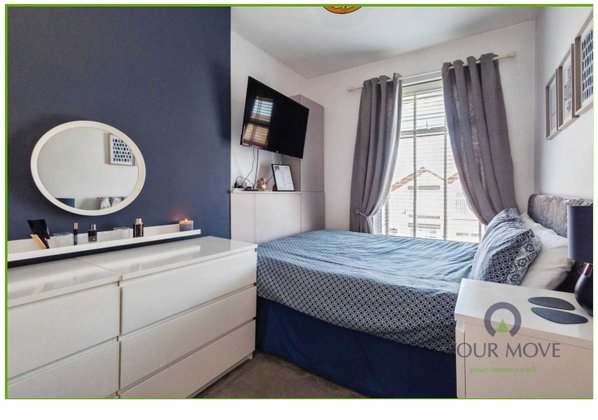


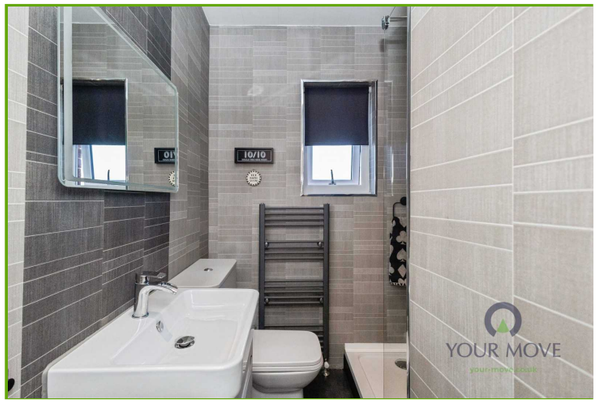












Oldham Road, Shaw, Oldham,
Greater Manchester, OL2

**Asking Price: £200,000**

**Tenure: Leasehold**

YOUR MOVE

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The Property Ombudsman

# Oldham Road, Shaw, Oldham, Greater Manchester, OL2

**Asking Price: £200,000 Tenure: Leasehold**

Council Tax Band: A  EPC Rating: TBC  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 in a convenient and well-connected location, this attractive mid-terrace home offers generous living space, a practical layout, and charming features throughout—making it an ideal choice for first-time buyers, growing families, or investors alike.

As you approach the property, you're greeted by a small front garden/yard, providing a welcome buffer from the pavement and adding a touch of privacy and kerb appeal. Stepping inside, the home opens into a useful entrance vestibule—perfect for coats and shoes—before leading through into a comfortable and inviting front lounge, ideal for relaxing evenings or entertaining guests.

**Entrance vestibule**
Upon entering the property, you are welcomed by a practical entrance vestibule, providing the perfect space to store coats and shoes while keeping the main living areas private. It sets a tidy and functional first impression before leading through to the main lounge.

**Lounge**
14'7" x 12'10" (4.45m x 3.9m)
Positioned at the front of the home, the lounge is a comfortable and inviting space, ideal for relaxing or entertaining. With ample room for furnishings, this cosy yet spacious area benefits from natural light and offers a warm, homely feel.

**Kitchen/ Diner**
14'4" x 12' (4.37m x 3.66m)
To the rear, the property opens up into a generous kitchen/diner, forming the heart of the home. There is plenty of space for both cooking and dining, making it perfect for everyday family life or hosting guests. The layout allows for a seamless flow, with access out to the rear garden.

**Utility/ Cellar**
15'7" x 14'7" (4.75m x 4.45m)
Beyond the kitchen, the large utility/cellar provides excellent additional space. Whether used for storage, laundry, or as a practical working area, this versatile space adds real value and functionality to the home.

**Bedroom 1**
14'8" x 12'10" (4.47m x 3.9m)
Located on the first floor, the master bedroom is an impressively large double room, offering ample space for wardrobes and additional furniture. It provides a calm and comfortable retreat.

**Bedroom 2**
12' x 8'8" (3.66m x 2.64m)
Also on the first floor, the second bedroom is a well proportioned smaller double room. Ideal as a guest bedroom, childs room, or home office, it offers flexibility to suit a range of needs.

**Attic room**
15'3" x 13'4" (4.65m x 4.06m)
The loft has been converted to create a useful additional space. While not classed as a bedroom, it works perfectly as a home office, hobby room, or occasional guest area, adding to the property's versatility.

**Family bathroom**
Located on the first floor, the shower room is fitted with a practical suite and serves both bedrooms, offering a clean and convenient space for everyday use.

**Rear garden**
To the rear, the property benefits from a decked garden, designed for low maintenance outdoor living. It provides an ideal space for relaxing, entertaining, or enjoying warmer weather.

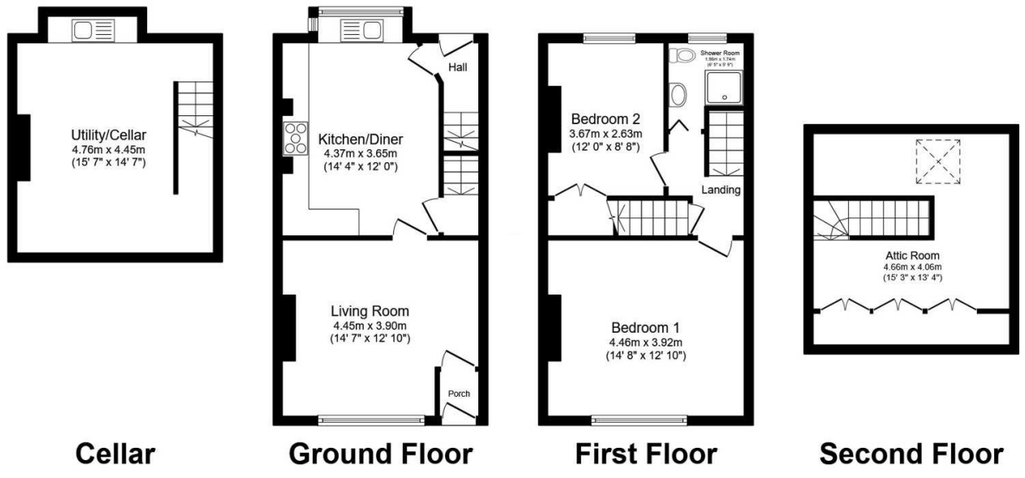
**Area and local amenities**
The property is situated in Shaw, a well established residential area within Oldham that offers a strong mix of local amenities, transport links and access to nearby towns and cities. Shaw town centre is within walking distance, providing a range of everyday shops, cafes, takeaways and essential services. The area is particularly well suited to commuters, with Shaw and Crompton Metrolink station just a short drive away, offering direct tram services into Manchester city centre.

For wider shopping and retail options, there are several supermarkets close by including Aldi and Tesco in Shaw, both within a 10 minute drive, along with Asda in Royton around 10 minutes away. Rochdale town centre is also easily accessible, offering a broader selection of shops, restaurants and leisure facilities. The A627(M) and M62 motorway network are both within a 15 minute drive, providing excellent links across Greater Manchester and further afield.

The area is particularly popular with families due to its strong choice of well regarded schools. Crompton Primary School is just 5 minutes away and is known locally for its good reputation within the community. St Josephs RC Primary School and Buckstones Primary School are both within 10 minutes, offering further excellent primary options. For secondary education, Crompton House School is also close by and is highly regarded, providing a well respected and established option for older pupils. In addition, there are several nurseries and early years settings within Shaw itself, making the area well suited for families with younger children.

For outdoor leisure, High Crompton Park is just a few minutes away, offering open green space, play areas and walking routes, while Crompton Moor and the surrounding Pennine countryside are within 15 minutes, providing access to scenic trails, reservoirs and more extensive countryside walks.

For full EPC please contact the branch.




Total floor area 120.1 sq.m. (1,293 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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