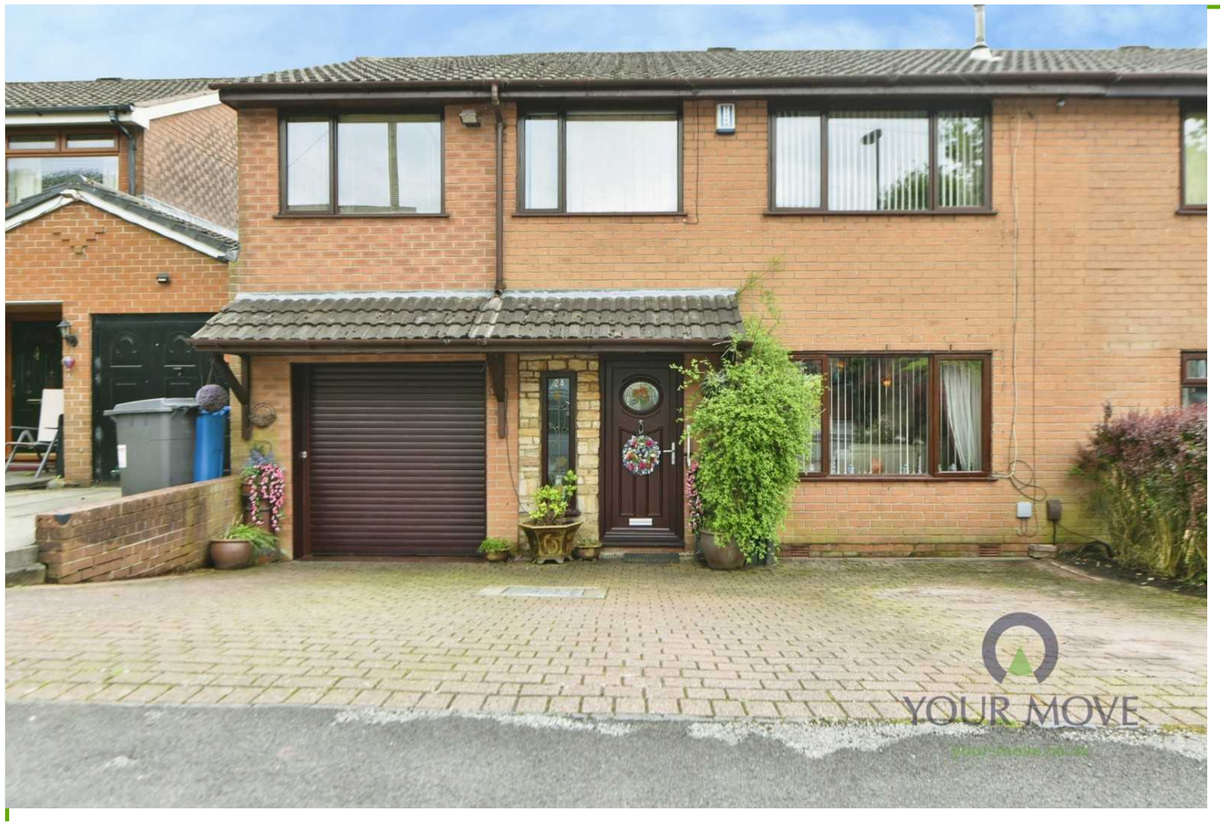




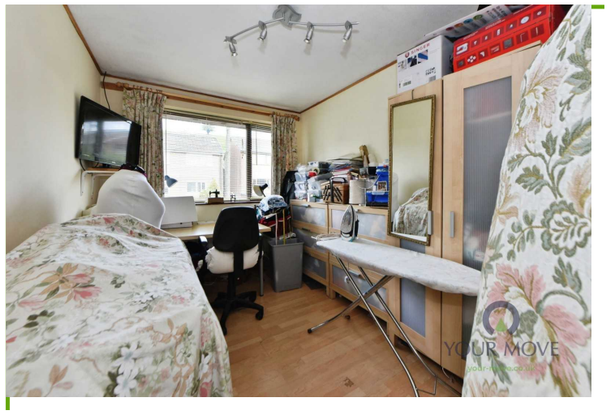












Higher Rise, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £315,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Higher Rise, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £315,000 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

Situated in a popular and well-established residential location, this substantial five-bedroom semi-detached family home offers an abundance of living space, versatile accommodation, and excellent outdoor areas, making it the perfect home for growing families.

Entrance Hall
A welcoming and bright entrance hallway providing access to the main ground floor accommodation, creating an inviting first impression with ample space for coats and footwear.

Living Room
22'3" x 12'1" (6.78m x 3.68m)
An exceptionally spacious main reception room stretching the full length of the property, beautifully filled with natural light from both the front and rear aspects. This superb living area offers plenty of room for a variety of seating arrangements and features patio doors opening directly onto the rear garden, making it ideal for both relaxing and entertaining.

Dining Room
10'6" x 9'5" (3.2m x 2.87m)
Positioned to the rear of the property overlooking the garden, the dining room provides a wonderful space for family meals and social gatherings. Patio doors lead directly onto the decking area, creating a seamless connection between indoor and outdoor living.

Kitchen
12'2" x 7'10" (3.7m x 2.4m)
A well-appointed fitted kitchen offering ample worktop and storage space, perfectly designed for everyday family living with a practical layout and convenient access from the main hallway and dining areas.

Downstairs wc
A practical and convenient ground floor WC fitted with essential sanitary ware, ideal for guests and everyday family use.

Bedroom 1
11'11" x 11'1" (3.63m x 3.38m)
A generous double bedroom offering excellent proportions and ample space for bedroom furnishings, creating a comfortable and relaxing principal bedroom, with the added benefit of a shower area.

Bedroom 2
11'1" x 10' (3.38m x 3.05m)
A further well-sized double bedroom benefiting from plenty of natural light and space for a range of furniture.

Bedroom 3
9'11" x 7'10" (3.02m x 2.4m)
Another spacious double bedroom offering versatile accommodation, ideal as a guest room or additional family bedroom.

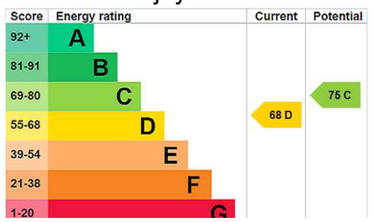
Bedroom 4
12'1" x 7'4" (3.68m x 2.24m)
A well-proportioned single bedroom perfectly suited as a child's bedroom, nursery, dressing room or home office.

Bedroom 5
8'9" x 7'10" (2.67m x 2.4m)
A good-sized single bedroom offering flexible use to suit a variety of family needs

Family bathroom
8'6" x 5'4" (2.6m x 1.63m)
A modern family bathroom fitted with a contemporary suite comprising bath, wash basin and WC, designed to comfortably serve the household.

Garage
14'9" x 7'10" (4.5m x 2.4m)
An attached garage featuring electric doors, providing excellent additional storage or secure parking access directly from the driveway.

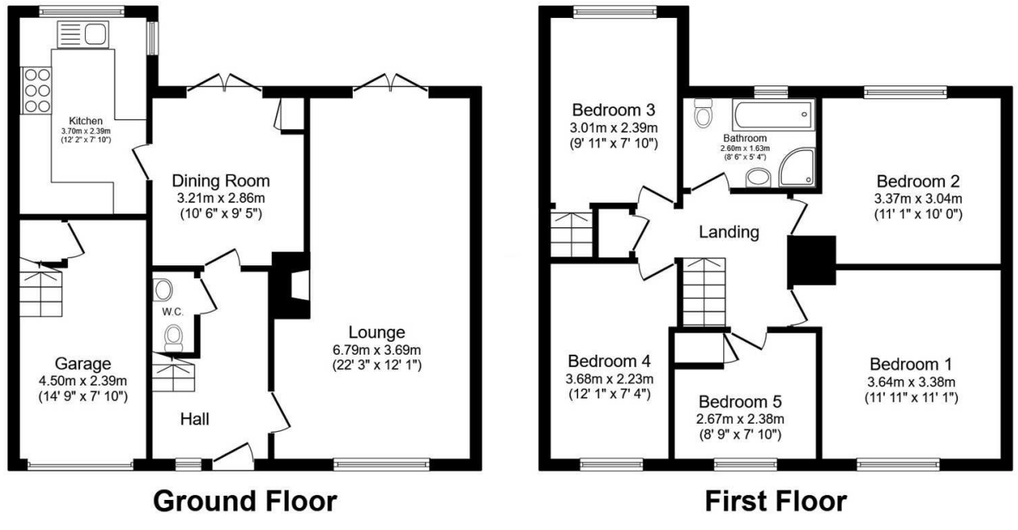
Rear garden
A fantastic outdoor space featuring a decked seating area ideal for entertaining and outdoor dining, alongside a well-maintained lawn providing ample space for families and children to enjoy.



Area and local amenities
The property is situated within a well-established residential setting close to Royton and the surrounding areas, offering an excellent balance of suburban living with convenient access to nearby towns including Oldham, Shaw and Rochdale. Everyday amenities are easily accessible, with Royton town centre providing a range of independent shops, cafés, supermarkets and essential services, while further retail options can be found at Elk Mill Retail Park and Rochdale town centre, both just a short drive away. The area is well served by regular bus routes, with excellent road links connecting to the M62 and M60 motorway networks, making it ideal for commuters travelling towards Manchester, Leeds and beyond.

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All Measurements
All Measurements are Approximate.



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). Plan produced for Your Move. Powered by www.focalagent.com

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