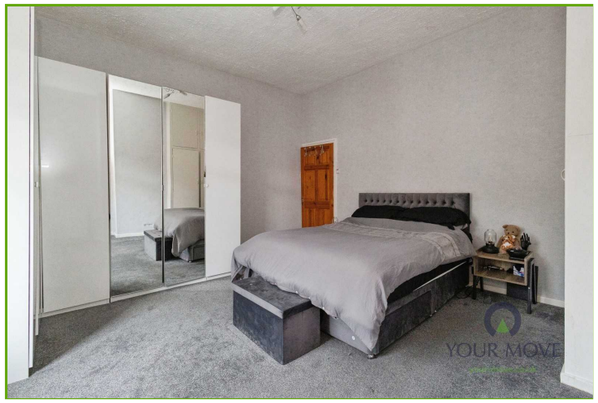
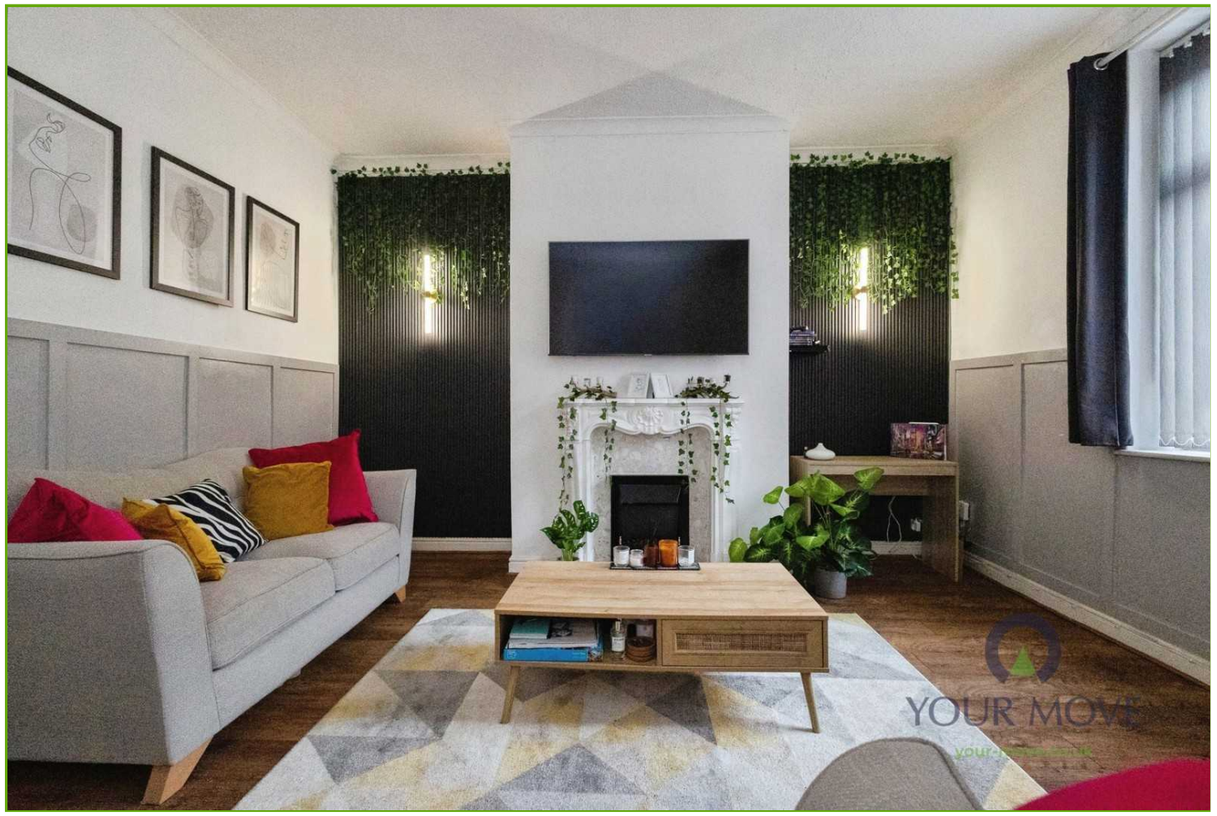
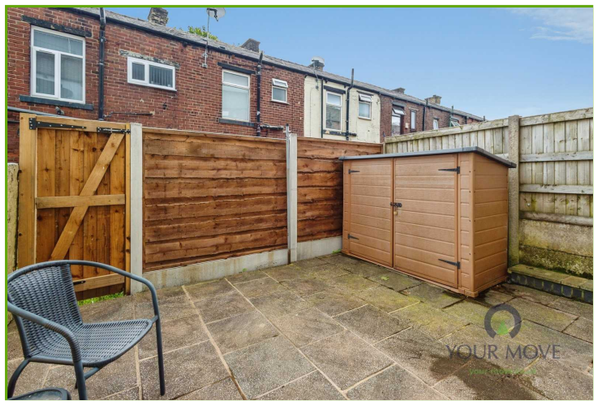
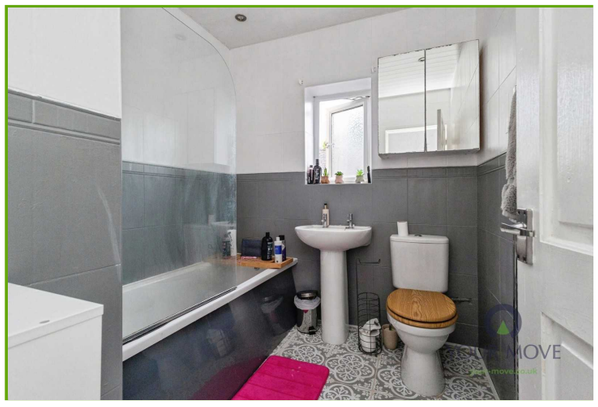


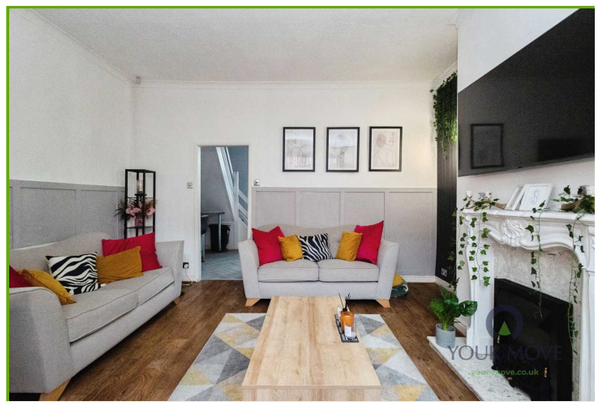


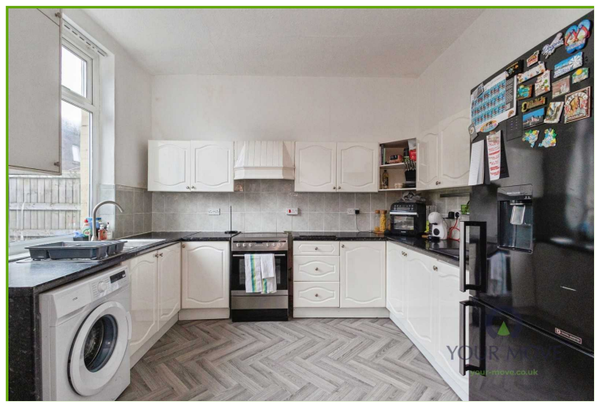












Lyon Street, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £170,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Lyon Street, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £170,000 Tenure: Leasehold

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

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

Occupying a pleasant position within a popular residential setting, this well-maintained two-bedroom mid-terrace property presents an excellent opportunity for a variety of purchasers, including first-time buyers, young professionals, downsizers, and buy-to-let investors. Offering well-proportioned accommodation throughout, the home benefits from a welcoming lounge, a spacious kitchen diner with access to the rear garden, and two bedrooms, all complemented by a practical and functional layout that is perfectly suited to modern day living.

Entrance Porch
A practical entrance porch providing a welcoming first impression and offering useful space for the storage of coats and footwear before leading into the main living accommodation.

Lounge
14'8" x 14'7" (4.47m x 4.45m)
A bright and inviting front-facing reception room, offering a comfortable space to relax and unwind. Benefiting from a large window allowing for plenty of natural light, the lounge provides ample space for a range of furniture and creates an ideal setting for both everyday living and entertaining.

Kitchen/Diner
14'6" x 11'2" (4.42m x 3.4m)
Positioned to the rear of the property, the spacious kitchen diner is fitted with a range of wall and base units complemented by worktop space for food preparation. There is ample room for a family dining table, making it the perfect space for mealtimes and social gatherings, while a door provides direct access to the enclosed rear patio.

Bedroom 1
14'10" x 14'6" (4.52m x 4.42m)
A generously sized double bedroom offering excellent proportions and ample space for a full range of bedroom furniture. Filled with natural light, this comfortable room provides a peaceful retreat.

Bedroom 2
11'3" x 7'7" (3.43m x 2.3m)
A well-proportioned single bedroom offering versatility to suit a variety of needs, whether used as a child's bedroom, guest room, nursery or home office.

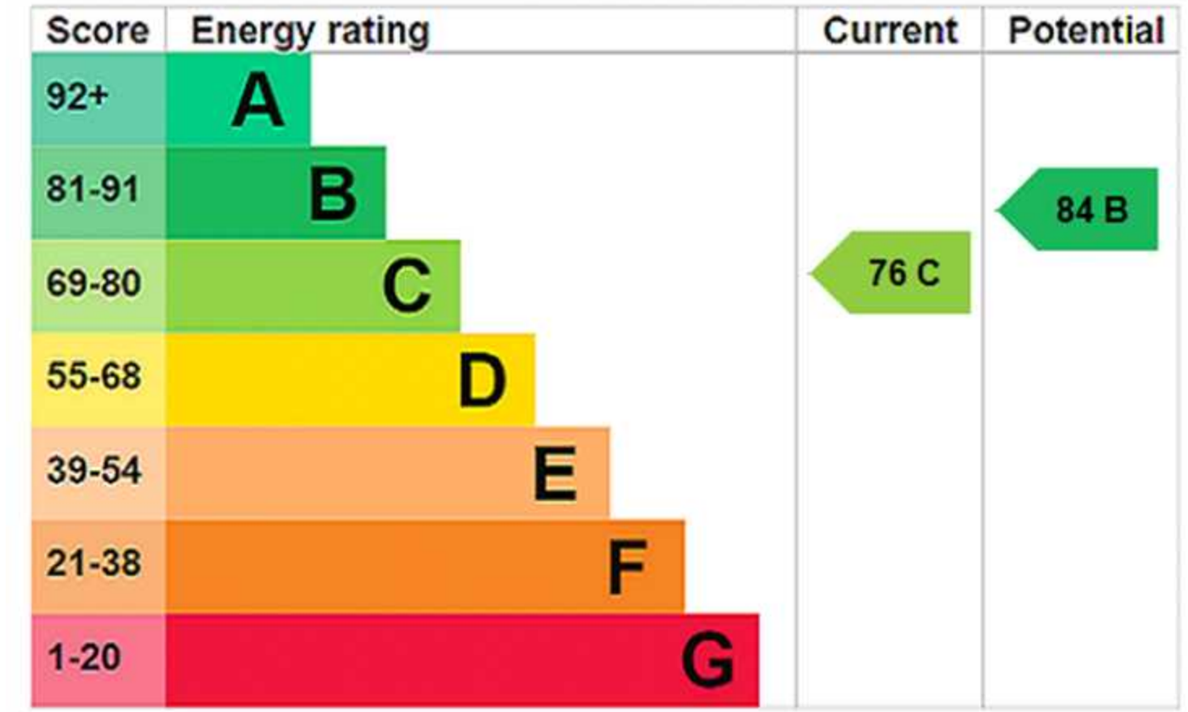
Family bathroom
7'3" x 6'7" (2.2m x 2m)
A functional family bathroom fitted to cater for everyday living, conveniently serving both bedrooms and completing the first-floor accommodation.

Rear patio
The enclosed rear patio provides a low-maintenance outdoor space, ideal for outdoor seating, entertaining or enjoying the warmer months. Offering a private setting, it serves as a pleasant extension of the internal living accommodation.

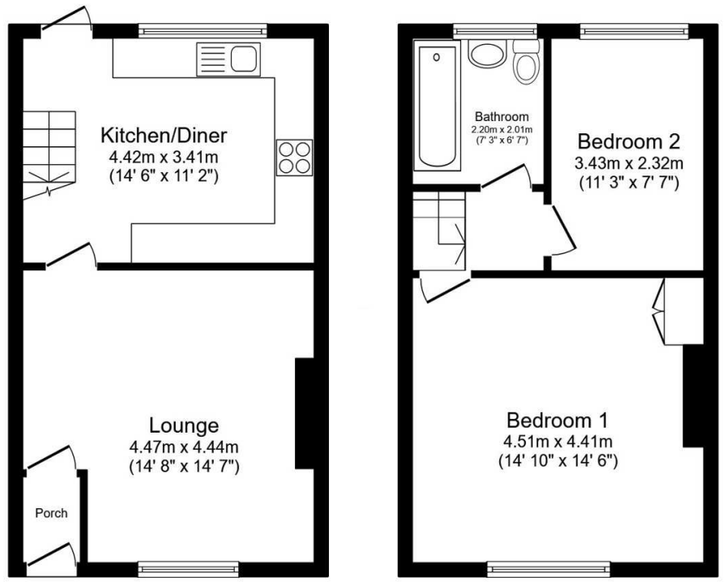
Area and local amenities
Situated in the ever-popular area of Shaw, this property enjoys a highly convenient location within just a 5-minute walk of the town centre, where a wide range of everyday amenities can be found. Residents can take advantage of supermarkets including Tesco, Asda and Aldi, alongside an excellent selection of independent shops, cafés, restaurants, pharmacies and healthcare facilities, making day-to-day living both convenient and enjoyable.

For commuters, the location is particularly well placed, with Shaw & Crompton Metrolink Station only 5 minutes on foot, providing regular services into Oldham, Rochdale and Manchester city centre. The nearby A663 and M62 motorway network can also be reached in around 5 minutes by car, offering excellent connectivity across Greater Manchester and beyond. A variety of local bus routes are also available within a short walk, making travelling throughout the region simple and convenient.

Families will appreciate the excellent choice of nearby schools, with Beal Vale Primary School and East Crompton St James' CofE Primary School both within a 5-minute walk, while Crompton House Church of England Academy is around 15-20 minutes on foot. For those who enjoy the outdoors, Dunwood Park and other local green spaces are close by, providing children's play areas, recreational facilities and pleasant walking routes. Combining excellent transport links, well-regarded schools and a wealth of local amenities, this location offers an ideal setting for a wide range of buyers.



For full EPC please contact the branch.



Ground Floor **First Floor**

Total floor area 68.9 sq.m. (742 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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