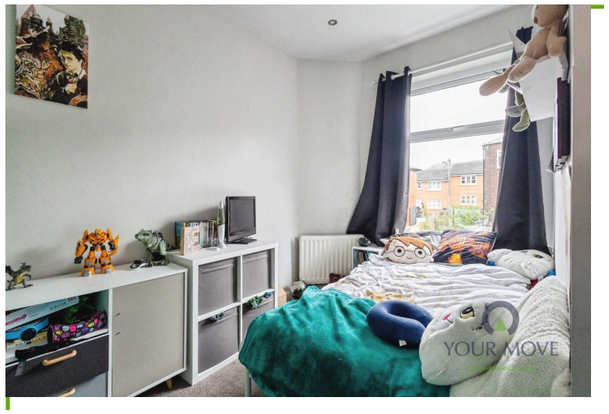
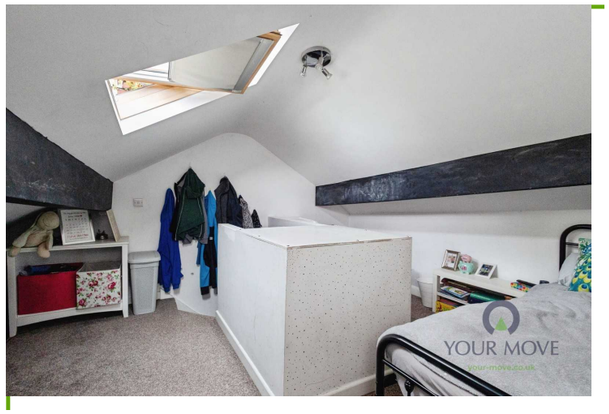
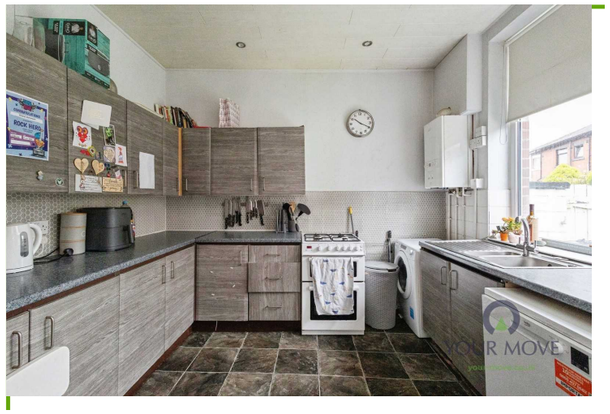
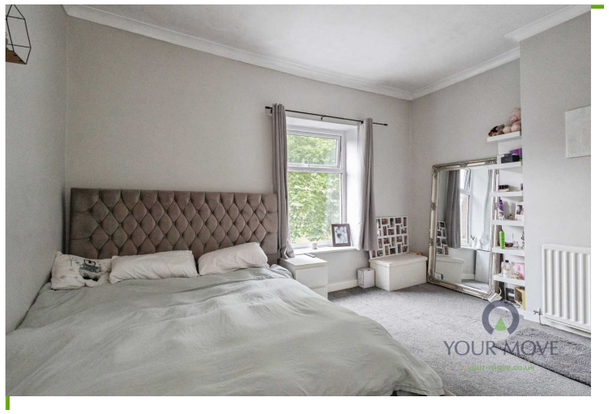




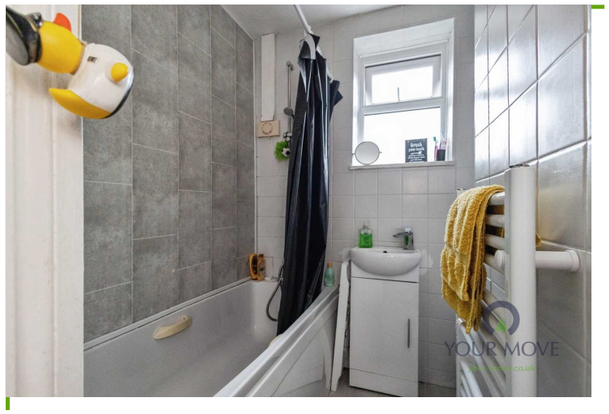












Bowler Street, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £160,000

Tenure: Leasehold

YOUR MOVE

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The Property Ombudsman

Bowler Street, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £160,000 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

Situated in a popular residential location, this well-presented two-bedroom end-terrace home offers comfortable and versatile accommodation, making it an excellent choice for first-time buyers, young families, or those looking to downsize. With well-proportioned living spaces, a practical layout, and the added benefit of a useful attic conversion, this property provides plenty of flexibility for modern living.

Upon entering the property, you are welcomed by a useful entrance porch...

Entrance porch
A practical entrance porch providing a welcoming first impression, with space for coats and shoes before leading through into the main living accommodation.

Lounge
14'2" x 10'10" (4.32m x 3.3m)
A bright and inviting front-facing reception room, offering ample space for comfortable seating and everyday living. Natural light fills the room, creating a warm and welcoming atmosphere, while the layout provides an ideal setting for both relaxing and entertaining.

Kitchen
14'6" x 10'10" (4.42m x 3.3m)
Positioned at the rear of the property, the kitchen is fitted with a range of wall and base units complemented by ample worktop space. Designed with practicality in mind, it provides plenty of room for everyday cooking and benefits from access to the rear patio.

Bedroom 1
14'7" x 11'5" (4.45m x 3.48m)
A generously proportioned double bedroom situated to the front of the property, offering ample space for a range of bedroom furnishings and creating a comfortable retreat.

Bedroom 2
11'2" x 6'11" (3.4m x 2.1m)
A well-proportioned single bedroom overlooking the rear of the property, making an ideal child's bedroom, home office, or guest room.

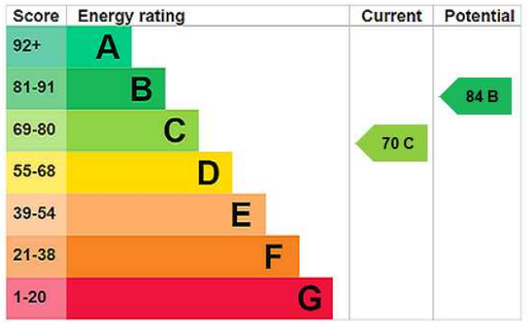
Family bathroom
7'3" x 6'10" (2.2m x 2.08m)
Fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC. The bathroom is finished in neutral tones, creating a bright and functional space.

Attic conversion
13'11" x 13' (4.24m x 3.96m)
Accessed via a staircase from the first-floor landing, the converted attic provides a versatile additional space suitable for use as a home office, hobby room, or occasional storage.

Rear patio
To the rear of the property is a private enclosed patio, providing a low-maintenance outdoor space ideal for al fresco dining, entertaining guests, or simply relaxing during the warmer months.

Area and locla amenities
Situated in a well-established residential area of Shaw, this property enjoys a convenient location within easy reach of a wide range of everyday amenities. Shaw town centre is just a short distance away, offering an excellent selection of supermarkets including Tesco, Aldi and Asda, together with independent shops, cafés, restaurants, pharmacies and other essential services, ensuring everything required for day-to-day living is close at hand.

The area is particularly well suited to families, benefiting from a choice of well-regarded primary schools including Beal Vale Primary School and East Crompton St James CofE Primary School, while The Crompton House Church of England Academy is also within easy reach. Residents can also enjoy a range of nearby recreational facilities, with Crompton Cricket Club, Dunwood Park and local leisure amenities all providing excellent opportunities for outdoor activities and community life.



For full EPC please contact the branch.

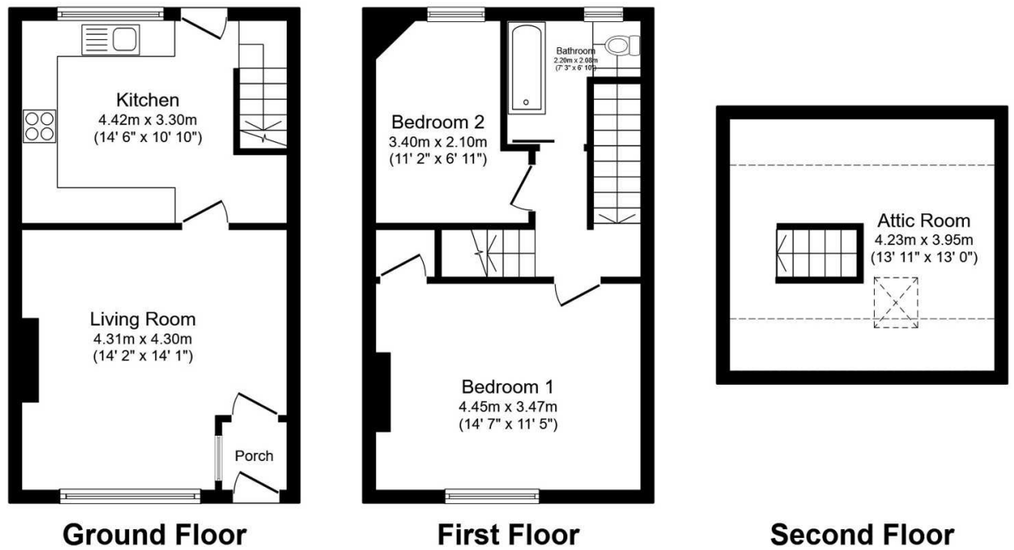
Commuters are well catered for, with Shaw & Crompton Metrolink stop providing regular services to Oldham, Rochdale and Manchester city centre. The property also benefits from excellent road links via the A663 and nearby M62 motorway network, making travel throughout Greater Manchester and beyond straightforward. Combining excellent transport connections with a wealth of local amenities, this location continues to be a popular choice for a wide range of buyers.

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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.



Total floor area 87.4 sq.m. (940 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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