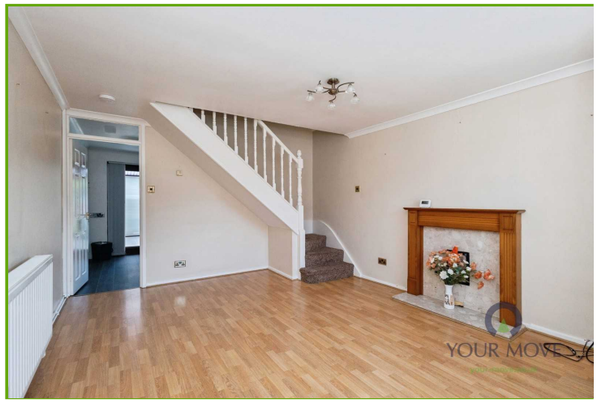


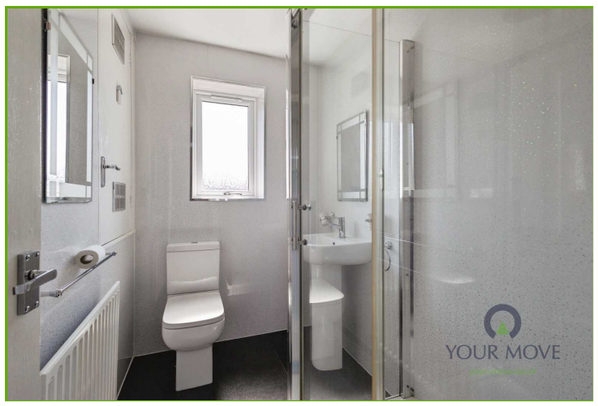














James Road, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £210,000

Tenure: Leasehold

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The Property Ombudsman

James Road, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £210,000 Tenure: Leasehold

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

Beautifully presented throughout and thoughtfully designed for modern-day living, this charming two-bedroom semi-detached home offers the perfect blend of comfort, practicality, and versatile living space. Enhanced by a superb conservatory, a beautifully maintained rear patio garden, and a driveway providing off-road parking for two vehicles, this is a home that is ready to move straight into and enjoy.

Entrance Porch
A welcoming entrance porch providing a practical space for coats and shoes before leading into the main living accommodation.

Lounge
14'9" x 12'3" (4.5m x 3.73m)
A bright and inviting reception room, beautifully presented and offering ample space for comfortable seating. A large window to the front elevation fills the room with natural light, creating the perfect setting for relaxing or entertaining.

Kitchen
12'2" x 9'2" (3.7m x 2.8m)
Fitted with a range of wall and base units complemented by work surfaces, the kitchen offers plenty of storage and preparation space. Thoughtfully positioned to provide access to the conservatory, it is both practical and ideal for modern family living.

Conservatory
12'8" x 12' (3.86m x 3.66m)
A fantastic addition to the home, this spacious conservatory is flooded with natural light and provides versatile living accommodation. Whether used as a dining room, second sitting room, home office or playroom, it enjoys pleasant views of the rear garden and offers direct access to the patio.

Bedroom 1
12'2" x 9'4" (3.7m x 2.84m)
A spacious double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. Offering ample space for a double bed and a range of bedroom furniture, this well-proportioned room provides a peaceful and comfortable retreat.

Bedroom 2
12'1" x 5'11" (3.68m x 1.8m)
A generous single bedroom positioned to the front of the property, offering ample space for a bed and additional furniture. A bright and versatile room, ideal as a child's bedroom, guest room or home office.

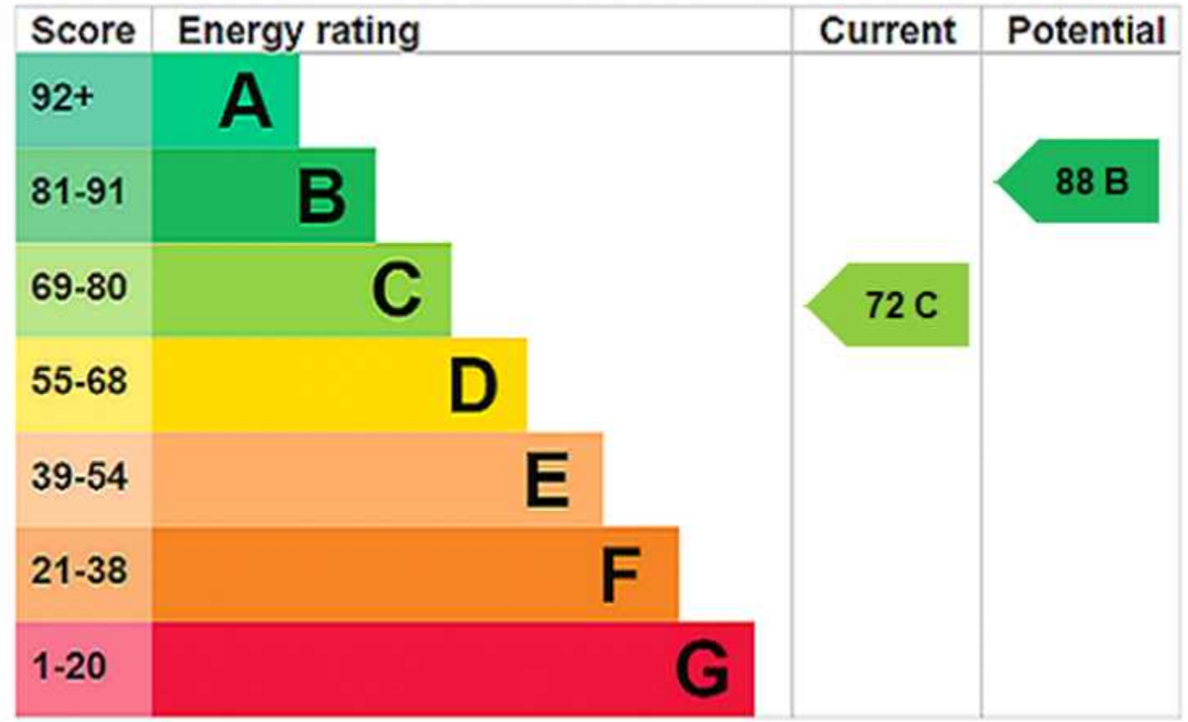
Family shower room
A modern family shower room fitted with a walk-in shower, wash hand basin and low-level WC, finished with complementary tiling to create a stylish and practical space.

External
To the front, the property benefits from a neatly maintained garden alongside a driveway providing off-road parking for two vehicles. To the rear, the beautifully presented patio garden enjoys a wonderful sunny aspect, creating an ideal outdoor space for relaxing, dining al fresco or entertaining family and friends throughout the warmer months.

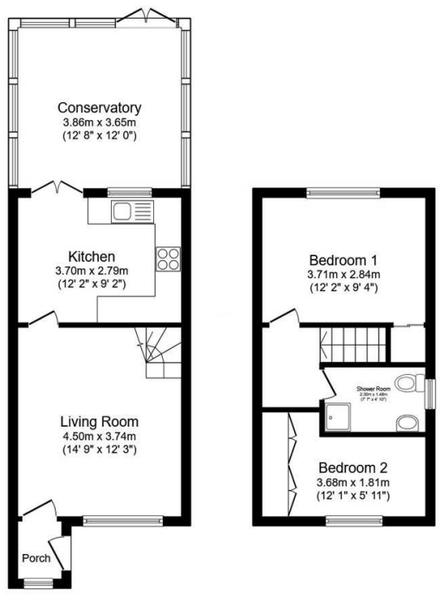
Area and local amenities
Situated within the popular Shaw and Crompton area, this wonderful home enjoys a convenient position close to a wide range of everyday amenities, making it an ideal choice for families, first-time buyers and those looking for a well-connected community. The area offers a fantastic blend of local convenience and open green spaces, with shops, cafés, schools and leisure facilities all within easy reach. Shaw town centre provides a variety of independent businesses and essential amenities, while nearby supermarkets including Tesco, Aldi and Asda offer excellent options for the weekly shop.

Families are particularly well catered for, with a number of well-regarded schools close by, including East Crompton St James CofE Primary School and Rushcroft Primary School, providing excellent options for younger children. For older students, The Crompton House Church of England Academy is also within the wider local area. The surrounding neighbourhood offers a strong community feel, with local facilities, libraries and community activities helping to create a welcoming place to call home.

For those who enjoy the outdoors, the area benefits from a selection of parks and countryside walks nearby. Royton Park offers a fantastic open space with facilities including tennis courts, a playground, sports areas and landscaped gardens, perfect for enjoying time outdoors with family and friends. The property also benefits from excellent transport connections, with convenient access to surrounding towns, Oldham and Greater Manchester, making it ideal for commuters seeking a quieter residential setting while remaining within easy reach of city amenities.



For full EPC please contact the branch.



Total floor area 67.9 sq.m. (731 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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