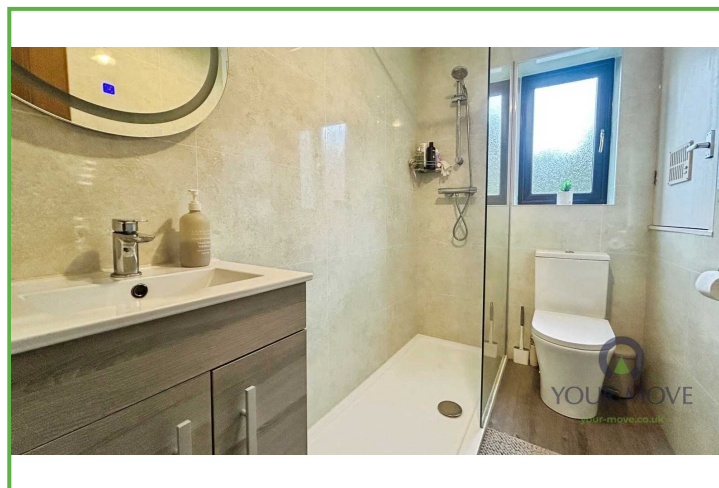
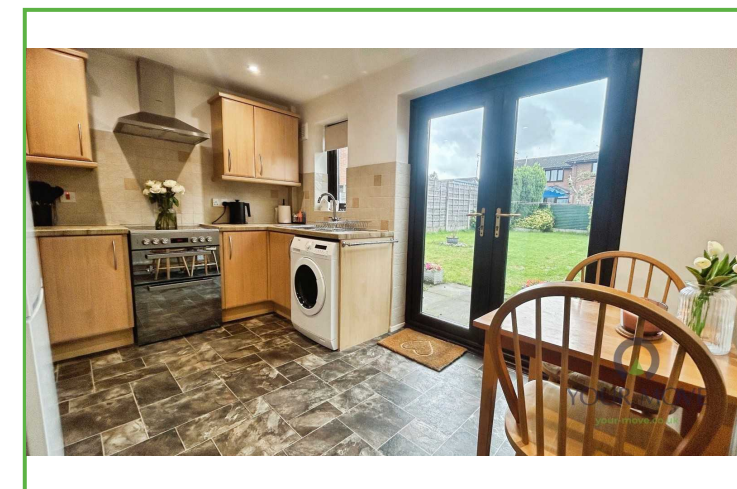
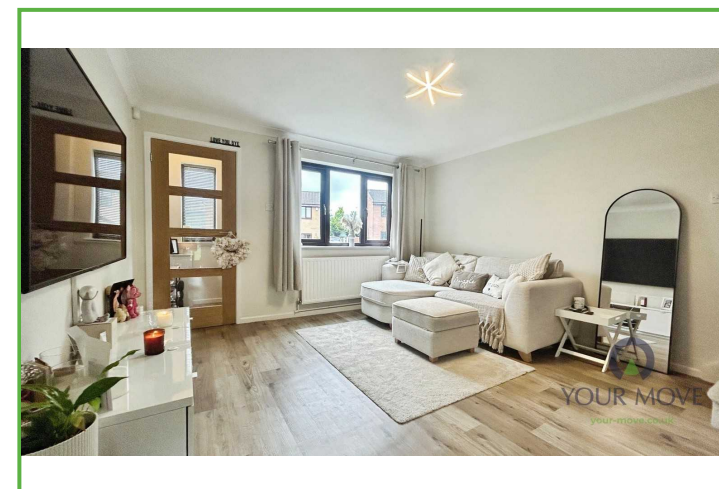
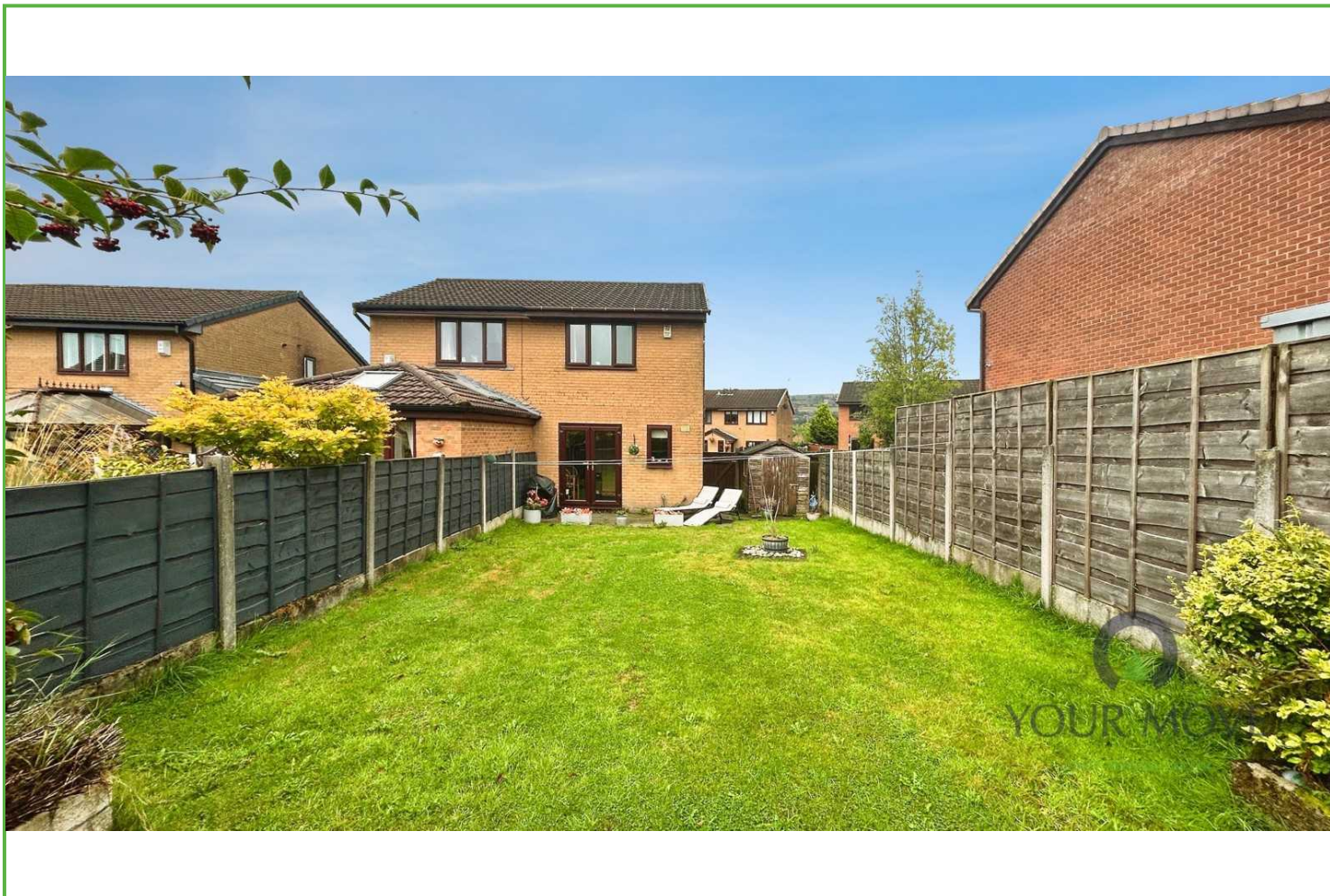
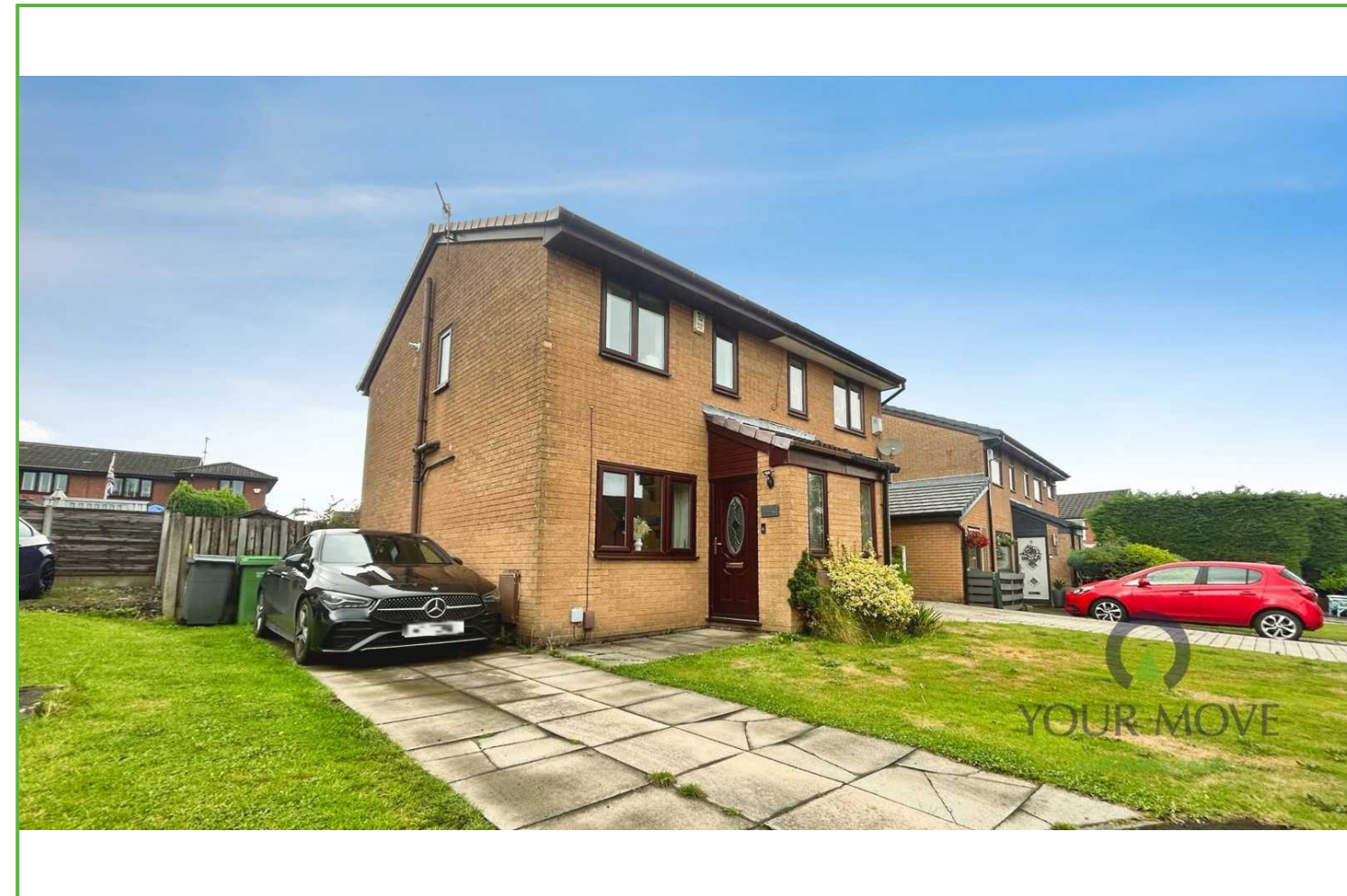
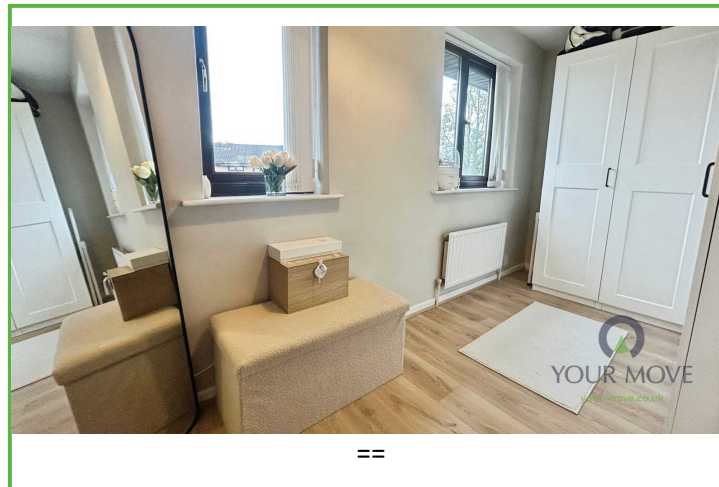
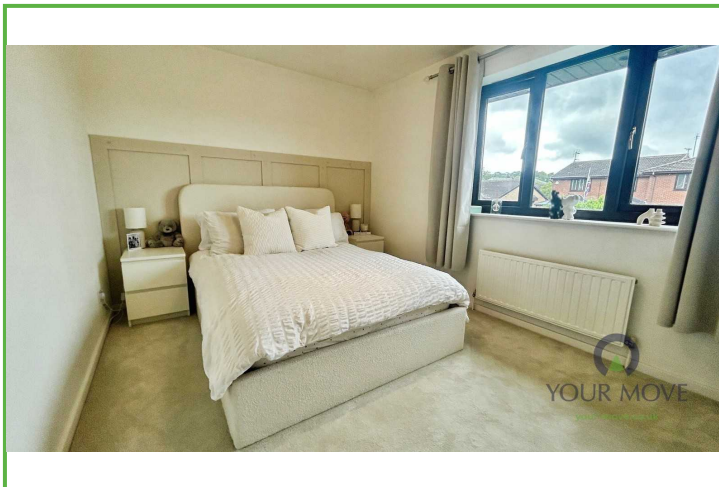




Wessex Park Close, Shaw,
Oldham, Greater Manchester, OL2

Offers Over: £199,995

Tenure: Leasehold

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Wessex Park Close, Shaw, Oldham, Greater Manchester, OL2

Offers Over: £199,995 Tenure: Leasehold

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

Situated within a quiet and sought-after residential cul-de-sac, this charming two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young families, and downsizers alike. Offering well-proportioned accommodation throughout, generous outdoor space, and off-road parking, this attractive property combines comfort, practicality, and potential in equal measure.

Entrance Porch

A practical and welcoming entrance porch providing space for coats and shoes, creating a useful transition into the main living accommodation while helping to keep the home warm and tidy.

Lounge

12'4" x 15'1" (3.76m x 4.6m)
Positioned to the front of the property, the bright and inviting lounge is filled with natural light and offers a comfortable space to relax and unwind. Generously proportioned, it easily accommodates a range of furniture and provides the perfect setting for both everyday living and entertaining.

Kitchen/Diner

12'4" x 8'10" (3.76m x 2.7m)
Located to the rear of the property, the spacious kitchen/diner is the heart of the home. Offering ample worktop and storage space alongside room for a family dining table, it is ideal for both day-to-day living and social occasions. Direct access to the rear garden creates a seamless connection between indoor and outdoor living.

Bedroom 1

12'4" x 8'11" (3.76m x 2.72m)
A well-proportioned double bedroom overlooking the rear of the property. This comfortable and peaceful room offers plenty of space for a double bed, wardrobes, and additional bedroom furniture.

Bedroom 2

12'4" x 8'8" (3.76m x 2.64m)
A second generous double bedroom positioned to the front of the property, enjoying pleasant views over the garden. The room offers excellent versatility, making it ideal as a guest room, children's bedroom, or home office.

Family shower room

7'9" x 4'8" (2.36m x 1.42m)
The family shower room is fitted with a modern suite comprising a walk-in shower, wash hand basin, and WC. Designed with practicality in mind, it provides a bright and functional space for everyday use.

Rear garden

A standout feature of the property, the substantial rear garden offers an excellent outdoor space to enjoy throughout the year. A paved patio area provides the perfect spot for outdoor dining and entertaining, while the extensive lawn offers plenty of room for children to play, gardening enthusiasts, or simply relaxing in the sunshine.

Front garden and driveway

To the front, the property benefits from a neatly maintained lawned garden which enhances its kerb appeal. A private driveway provides off-road parking for two vehicles in tandem, offering both convenience and practicality.

Area and local amenities

Situated within a popular and well-established residential area, this property enjoys the perfect balance of peaceful suburban living and everyday convenience. A range of local shops, convenience stores and supermarkets can be found within a short walk, with the centre of Shaw and Royton both easily accessible for a wider selection of shopping, cafés, restaurants and essential services. For commuters, Shaw & Crompton Metrolink stop is approximately a 10-minute walk away, providing direct connections into Manchester city centre and beyond, while regular bus services are available from nearby stops just a few minutes from the property.

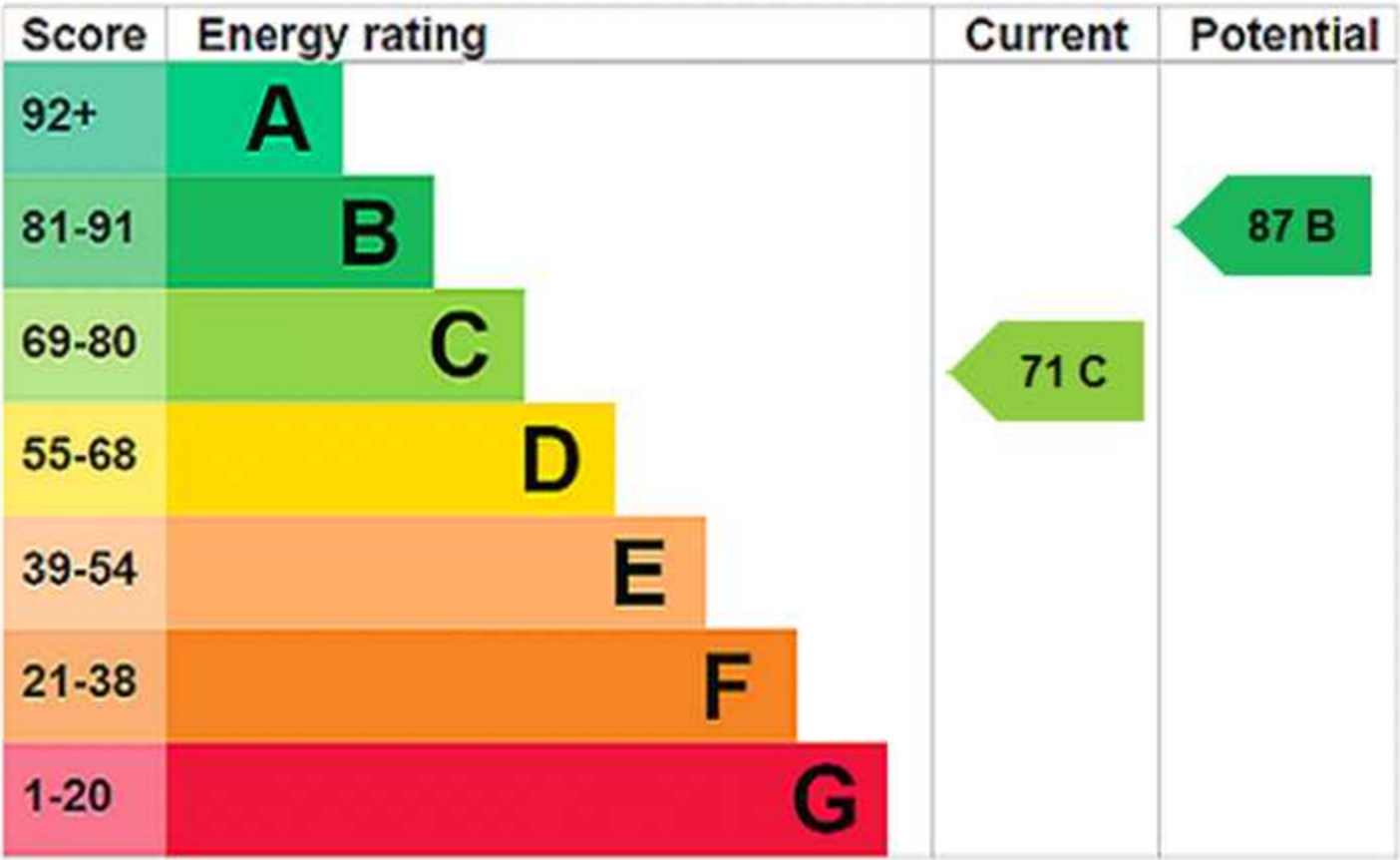
Families are particularly well served by the excellent choice of nearby schools. Several highly regarded primary schools are within walking distance, including schools located approximately 5 minutes from the property, while secondary education options can be reached in around 10 to 15 minutes on foot. The property's convenient location makes school runs simple and allows children easy access to local educational facilities. Royton Hall Primary & Nursery School, St. Anne's C.E. (Aided) Primary School and E-act Royton and Crompton Academy are all within easy reach, enhancing the area's appeal to growing families.

For those who enjoy outdoor living, the area offers an excellent selection of green spaces and recreational facilities. Residents can enjoy leisurely walks, family days out and scenic countryside views at Tandle Hill Country Park, which is just a short drive away, while both High Crompton Park and Royton Park provide attractive open spaces, play areas and sporting facilities nearby. With excellent transport links, everyday amenities, well-regarded schools and beautiful outdoor spaces all close at hand, this location continues to be one of the area's most desirable places to call home.

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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.

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



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