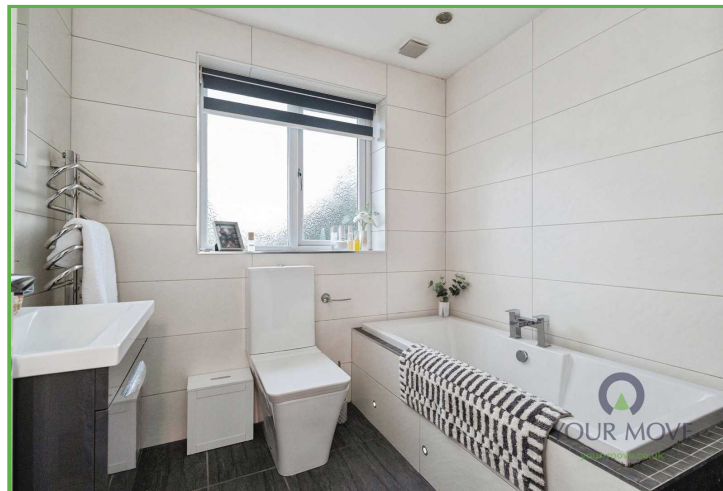
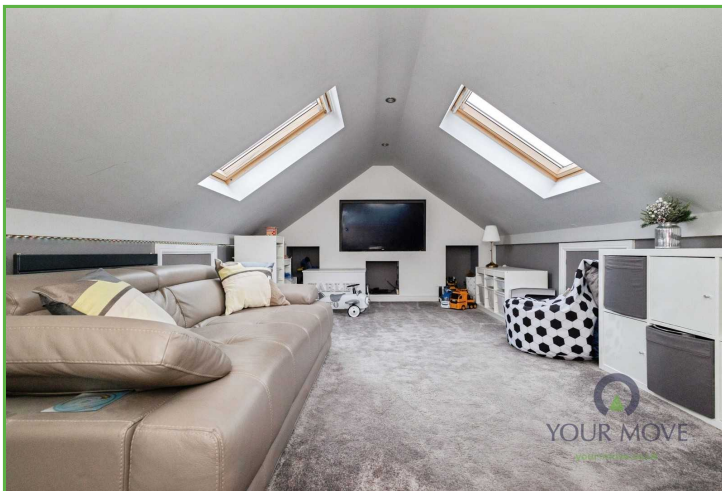
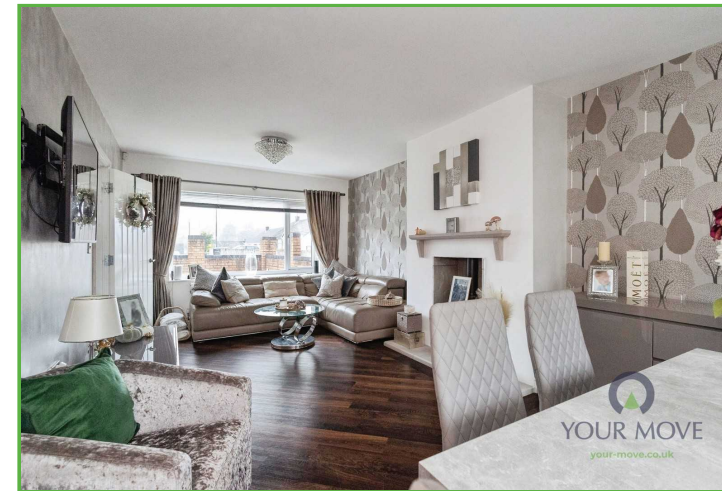
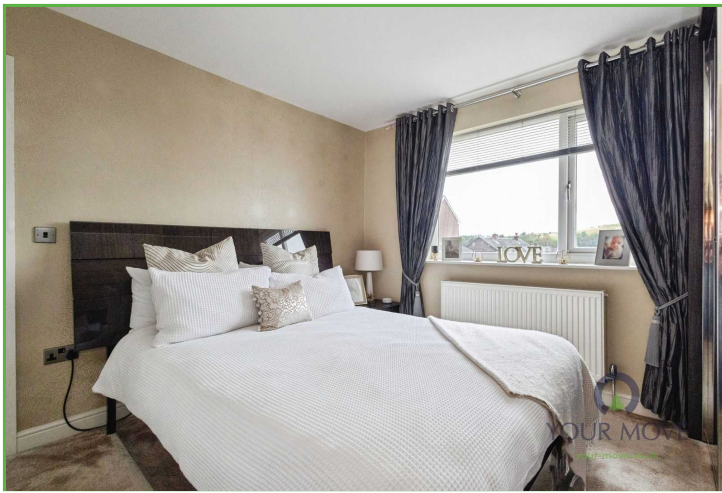




Long Rushes, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £300,000

Tenure: Leasehold



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Long Rushes, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £300,000 Tenure: Leasehold

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

This superbly presented four-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for families looking for a property they can move straight into and enjoy from day one. Finished to a modern standard throughout, the property benefits from generous living space, off-road parking, a detached garage, and attractive gardens to both the front and rear.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation and staircase to the first floor. Bright and practical, it creates an inviting first impression upon entering the home.

Lounge/Dining Room

22'3" x 11'4" (6.78m x 3.45m)
A spacious dual-purpose reception room extending the full length of the property. Offering ample space for both relaxing and dining, this light-filled room benefits from patio doors opening onto the rear garden, making it ideal for everyday family life and entertaining guests.

Kitchen

11'1" x 7'2" (3.38m x 2.18m)
A modern fitted kitchen featuring a range of wall and base units with generous worktop space. Designed with practicality in mind, it provides an excellent environment for cooking and meal preparation while overlooking the rear garden.

Bedroom 1/ Loft room

17'7" x 11'2" (5.36m x 3.4m)
A superb converted loft room providing excellent additional accommodation. This versatile space offers endless possibilities, making it ideal as a master bedroom, home office, games room or snug, perfect for modern family living.

Bedroom 2

11'10" x 11'3" (3.6m x 3.43m)
A well-proportioned double bedroom offering ample space for freestanding furniture. Finished in a modern style, it provides a comfortable and relaxing retreat.

Bedroom 3

11'2" x 10'3" (3.4m x 3.12m)
A generous third double bedroom, ideal for family members or guests. Bright and spacious, this room offers excellent versatility and practicality.

Bedroom 4

7'7" x 6' (2.3m x 1.83m)
A comfortable single bedroom that would make an ideal child's room, nursery, dressing room or home office, depending on individual requirements.

Family bathroom

8'3" x 7'3" (2.51m x 2.2m)
A contemporary family bathroom fitted with a bath, separate shower, wash hand basin and WC. Stylishly presented and designed to cater for modern family living.

Rear garden

A well-maintained and low-maintenance outdoor space featuring a decking area perfect for outdoor dining and entertaining, alongside an artificial lawn providing year-round enjoyment.

Detached garage

A useful detached garage offering secure parking, storage space or potential workshop use, complementing the property's practical appeal.

Front garden and driveway

A small front garden enhances the property's kerb appeal, while the driveway provides convenient off-road parking for up to two vehicles.

Area and local amenities

Situated within the ever-popular Shaw and High Crompton area, this property enjoys a convenient location well suited to families and commuters alike. A variety of everyday amenities are close at hand, including local shops, supermarkets, cafés, restaurants and healthcare facilities, ensuring all essential services are easily accessible. The area is known for its friendly community atmosphere and excellent range of amenities.

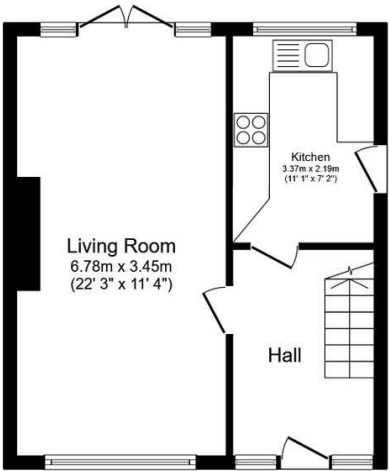
Families are particularly well served by a selection of highly regarded schools nearby, including both primary and secondary education options. Recreational facilities are also plentiful, with High Crompton Park, local sports clubs and leisure facilities all within easy reach. The surrounding area offers plenty of opportunities for outdoor activities, making it an attractive choice for those seeking an active lifestyle.

For commuters, the location benefits from excellent transport connections. Shaw & Crompton Metrolink stop is approximately a 20-minute walk away, providing direct access to Manchester city centre and beyond, while regular bus routes and nearby road networks offer convenient links throughout Greater Manchester. Combining accessibility, local amenities and family-friendly surroundings, the area continues to be one of the most sought-after locations in the borough.

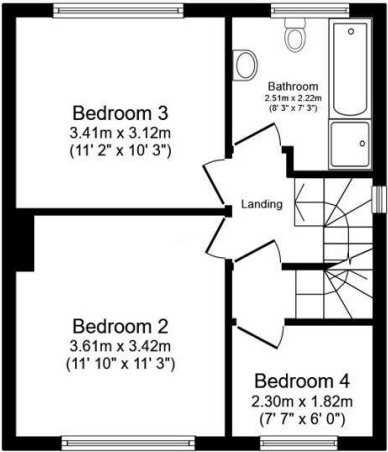
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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

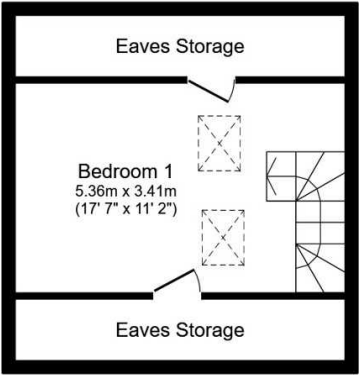
For full EPC please contact the branch.



Ground Floor



First Floor



Second Floor

Total floor area 98.7 sq.m. (1,063 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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