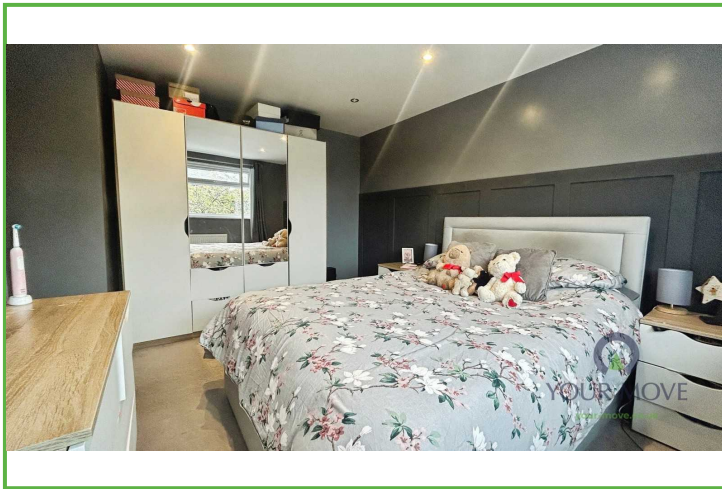
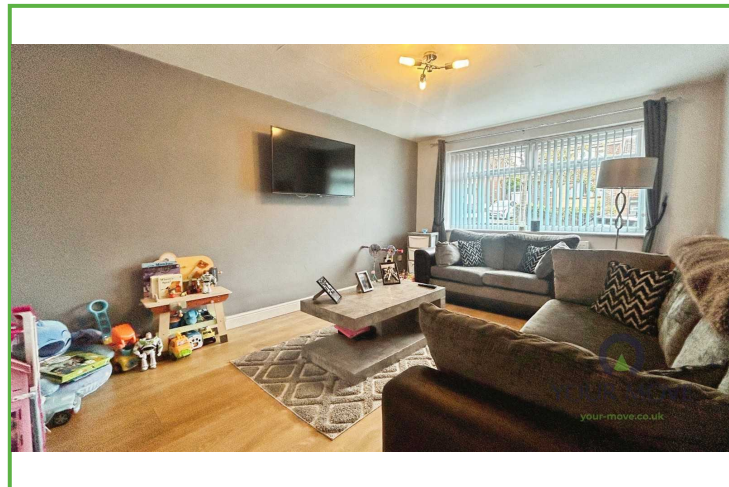
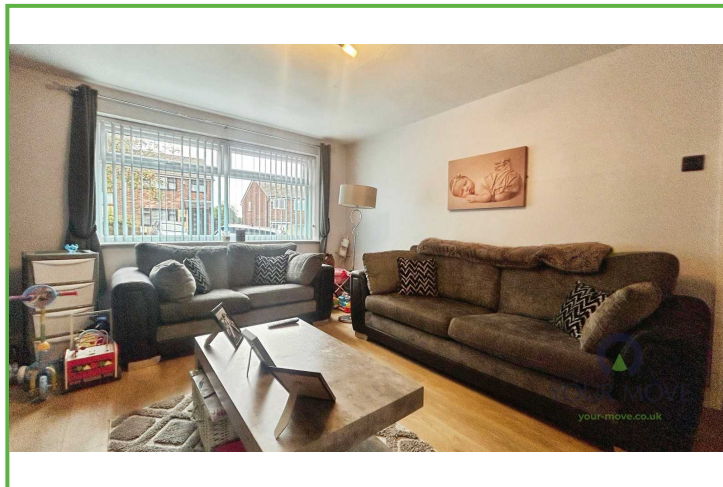
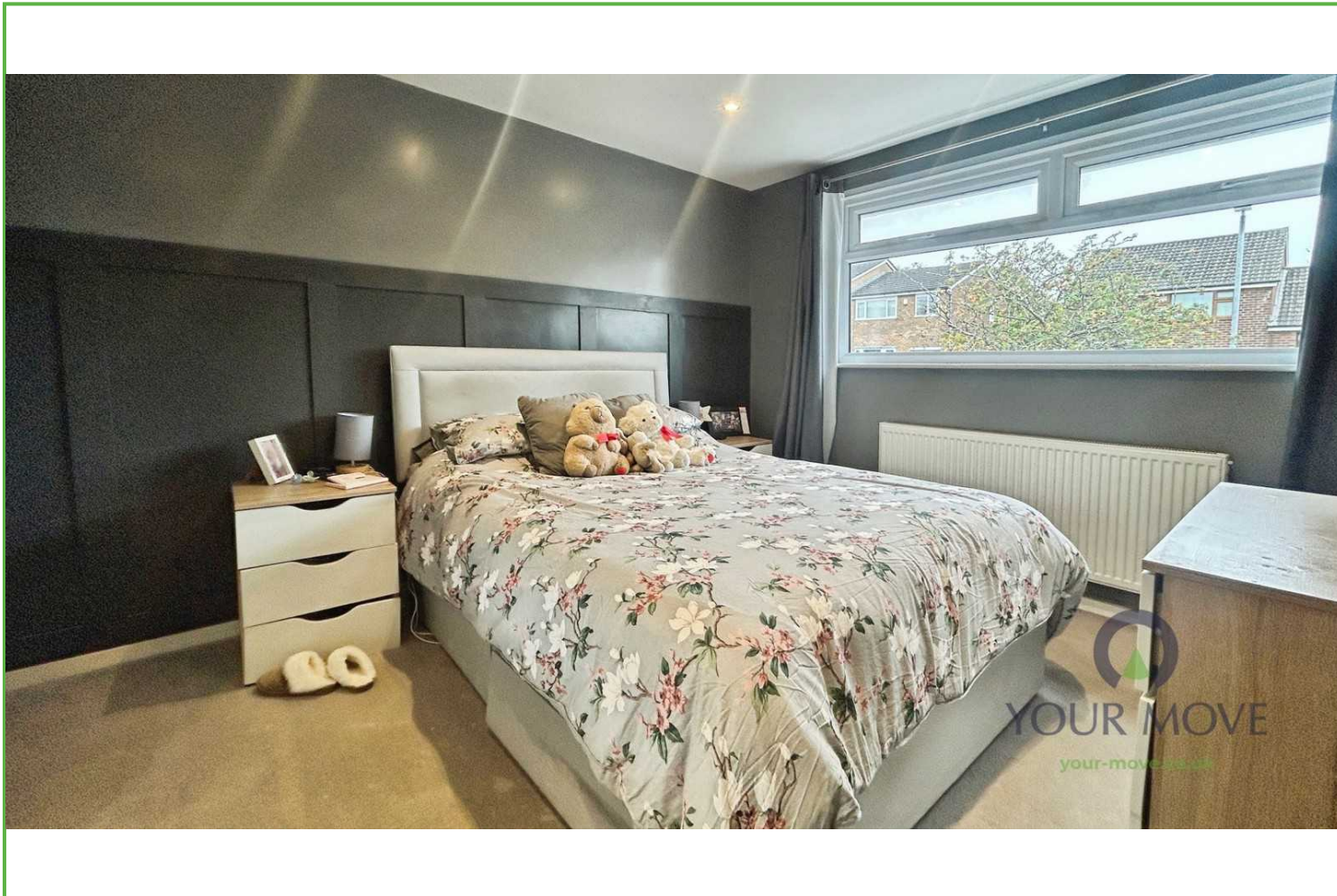
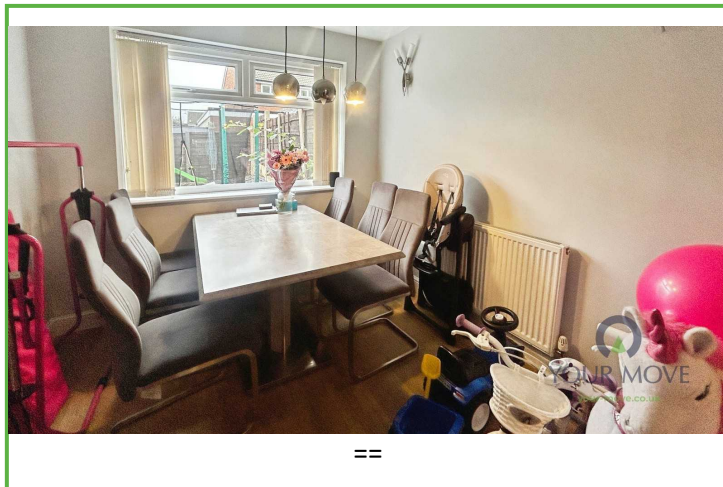
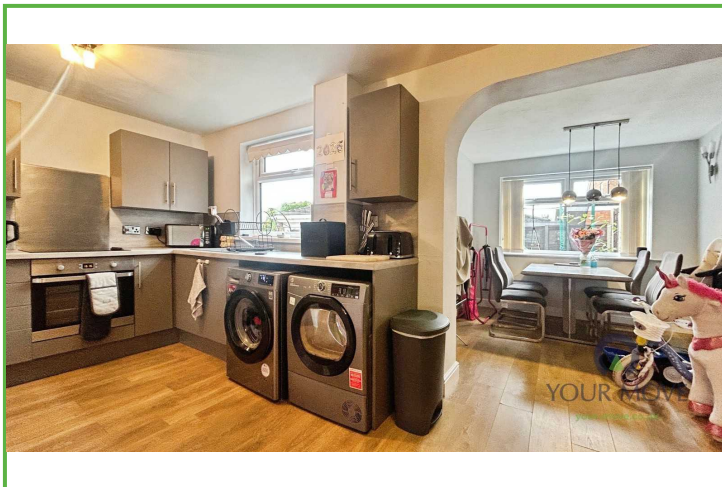




Scarr Lane, Shaw, Oldham,
Greater Manchester, OL2

Offers in excess of: £245,000

Tenure: Leasehold



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Offers in excess of: £245,000 Tenure: Leasehold

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

Occupying a desirable position within a popular residential area, this beautifully presented home offers the perfect blend of modern style, generous living space, and practical family living. Immaculately maintained throughout, the property is ready for its next owners to move straight in and begin enjoying everything it has to offer. With spacious accommodation, attractive outdoor space, ample parking, and a detached garage, this is a fantastic opportunity for first-time buyers, young families and those looking to upsize without compromise.

Entrance Hall

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

Lounge

A spacious front-facing reception room offering a comfortable and relaxing environment for everyday living. Filled with natural light, this attractive space provides ample room for a range of furnishings and is ideal for both family evenings and entertaining guests.

Kitchen Dining Room

The heart of the home, this impressive open-plan kitchen and dining area offers an abundance of space for modern family living. Featuring a range of fitted units and generous worktop space, the room easily accommodates a large dining table, making it perfect for family meals, social gatherings, and entertaining. Direct access to the rear garden further enhances the practicality and appeal of this fantastic space.

Bedroom 1

A generous double bedroom offering excellent proportions and ample space for freestanding furniture. Beautifully presented and flooded with natural light, it provides the perfect retreat at the end of the day.

Bedroom 2

A well-sized double bedroom overlooking the rear of the property. Versatile in its use, this room is ideal as a guest bedroom, children's room, or additional principal sleeping accommodation.

Bedroom 3

A comfortable single bedroom offering flexibility for a variety of uses, including a child's bedroom, nursery, dressing room, or home office.

Family bathroom

A modern family bathroom fitted with contemporary fixtures and fittings, providing a stylish and practical space designed to meet the needs of modern living.

Rear Garden

A fantastic outdoor space designed for both relaxation and entertaining. Featuring a patio area and attractive decking, the garden provides the perfect setting for outdoor dining, summer barbecues, and enjoying time with family and friends.

Driveway and Garage

The property benefits from a private driveway providing convenient off-road parking, alongside a detached garage offering additional parking, storage, or workshop potential.

Area and local amenities

Perfectly positioned within one of Shaw's most sought-after residential settings, the property enjoys the ideal balance of peaceful suburban living and excellent day-to-day convenience. A selection of highly regarded schools can be reached on foot, including East Crompton St George's CofE School and Buckstones Primary School, making the location particularly appealing for families. Local shops, convenience stores, cafés and essential amenities are all within easy walking distance, ensuring everything needed for daily life is close at hand.

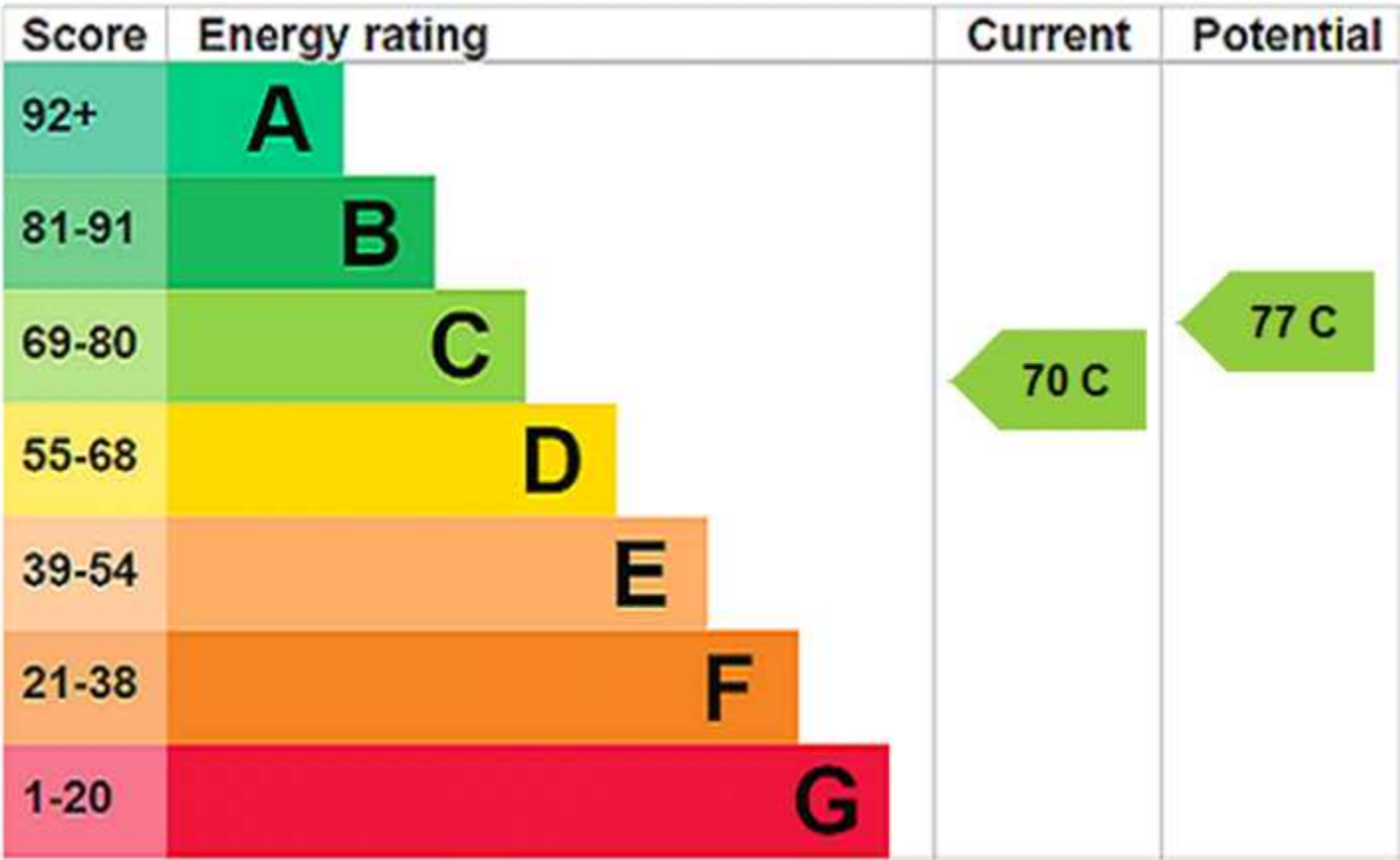
For commuters, the area is exceptionally well connected. Shaw & Crompton Metrolink stop can be reached on foot, providing direct access to Oldham, Manchester city centre and surrounding areas. Regular bus services are also available nearby, while excellent road links connect residents to Rochdale, Oldham and the wider Greater Manchester motorway network. This combination of accessibility and convenience makes the area a popular choice for both professionals and families alike.

The location also benefits from an abundance of leisure and recreational facilities. Residents can enjoy the nearby Royton Park, offering open green spaces, walking routes and outdoor activities, while the modern Royton Leisure Centre provides a swimming pool, gym and extensive fitness facilities. The surrounding area is well known for its strong community atmosphere, excellent amenities and easy access to both countryside walks and urban conveniences, creating a lifestyle that appeals to buyers at every stage of life.

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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



For full EPC please contact the branch.