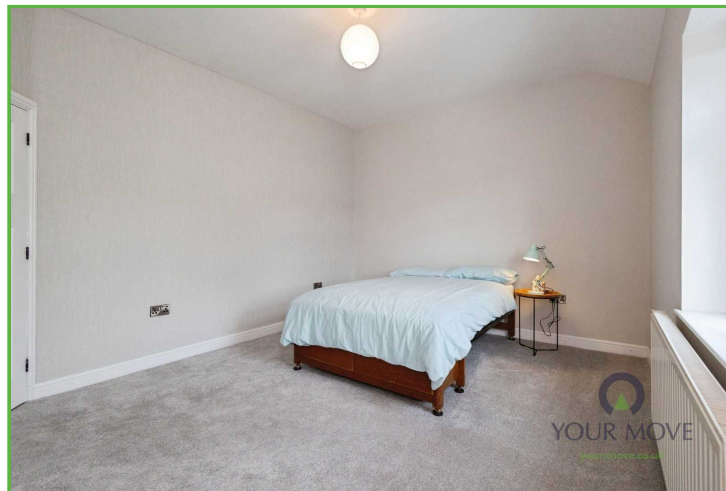




Smallbrook Road, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £180,000

Tenure: Leasehold



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

Step inside this beautifully renovated two-bedroom mid-terrace home, where modern styling, thoughtful finishes and a welcoming feel come together to create a property that is ready to enjoy from day one.

Upon entering, you are greeted by a handy entrance porch, providing a practical space to welcome guests and leave outdoor essentials before stepping through into the inviting front-facing lounge. This charming living space offers the perfect setting to unwind after a long day, with a character electric fireplace creating an attractive focal point and adding a cosy touch to the room.

Entrance Porch

A welcoming entrance porch provides a practical space to step inside, offering a handy area for coats and shoes before leading through into the main living accommodation.

Living Room

14'9" x 14'5" (4.5m x 4.4m)
Positioned to the front of the property, the inviting lounge offers a comfortable space to relax and unwind. A character electric fireplace creates an attractive focal point, adding warmth and charm to this cosy living area.

Kitchen/Diner

14'10" x 9'9" (4.52m x 2.97m)
The heart of the home is the beautifully updated kitchen diner, featuring a brand-new modern kitchen, elegant quartz countertops and a farmhouse-style sink. Combining contemporary finishes with everyday practicality, this versatile space is ideal for cooking, dining and entertaining.

Bedroom 1

14'10" x 11'7" (4.52m x 3.53m)
A well-proportioned double bedroom offering a comfortable and relaxing retreat. With ample potential for bedroom furniture and personal touches, this inviting room provides the perfect space to unwind at the end of the day.

Bedroom 2

9'5" x 6'10" (2.87m x 2.08m)
The second double bedroom offers excellent versatility, whether used as a guest bedroom, a child's room or a dedicated home office. Its generous proportions make it a practical and adaptable addition to the home.

Family bathroom

8'5" x 5'2" (2.57m x 1.57m)
The modern family bathroom complements the property's recently renovated interior, providing a fresh and contemporary space for everyday routines.

Rear garden

To the rear, a good-sized, private garden offers a welcome outdoor retreat away from overlooking properties. Ideal for enjoying the sunshine, relaxing with a morning coffee or hosting summer barbecues, this appealing space adds another dimension to the home.

Area and local amenities

Situated in the popular Shaw area of Oldham, the property is conveniently placed for a range of local amenities, making it an excellent choice for buyers seeking everyday convenience. Dunwood Park is just a short walk away, with its green open spaces and recreational facilities providing a lovely spot for a leisurely stroll or some outdoor relaxation. The Woodlands Café, located nearby, is ideal for enjoying a coffee or light bite, while local convenience stores are within easy reach for picking up daily essentials.

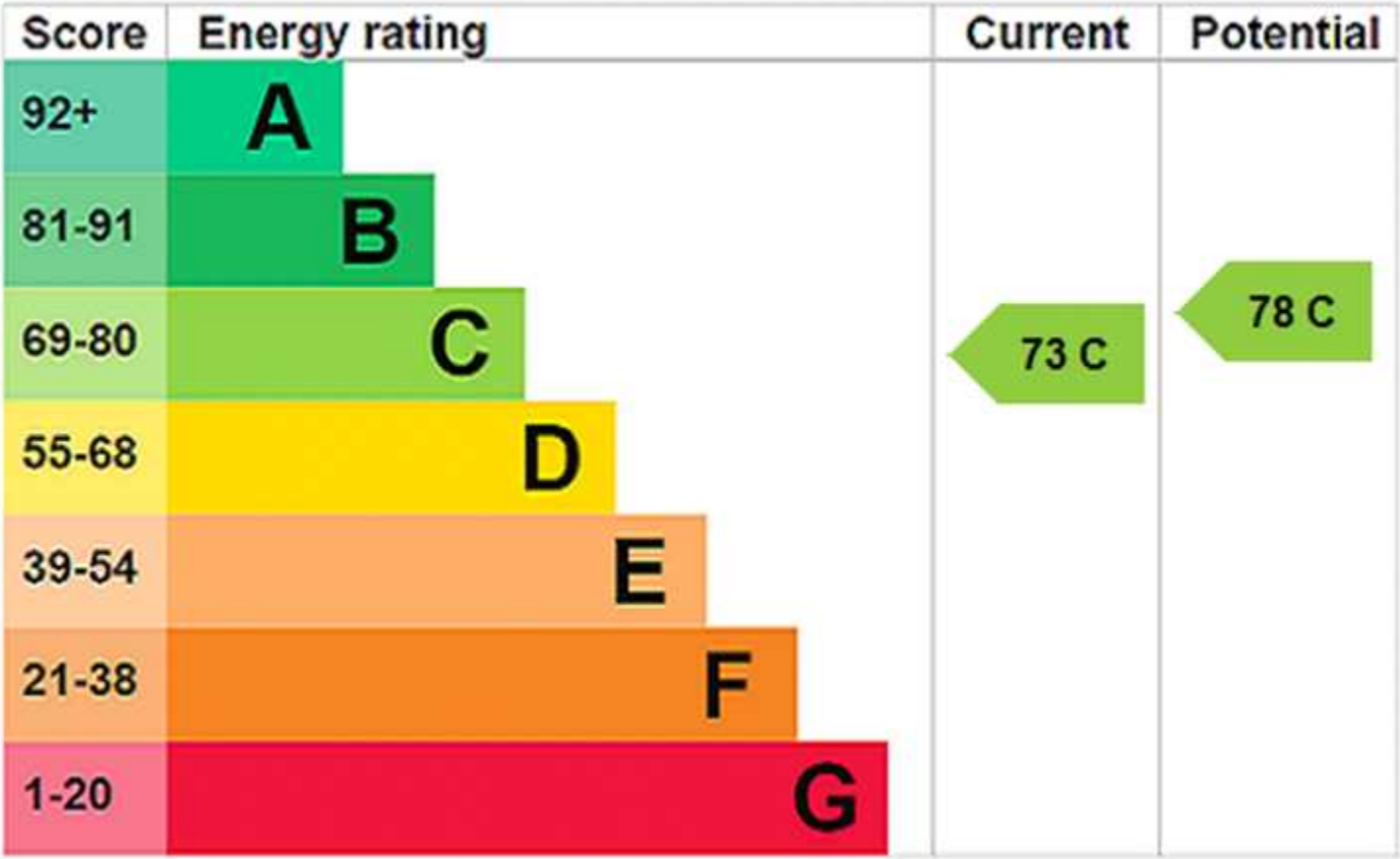
The area is particularly well suited to families, with several primary schools nearby, including Rushcroft Primary School, around a 5-minute walk away, and East Crompton St James CofE Primary School, around an 8-minute walk away. Beal Vale Primary School is also within walking distance, while The Crompton House Church of England Academy provides a nearby secondary education option. These nearby schools offer practical choices for families looking to settle in the area, with school admissions and catchment arrangements worth checking directly with the relevant authorities.

For commuters, Shaw and Crompton Metrolink tram stop is around a 15-minute walk away, providing connections towards Oldham, Rochdale and Manchester city centre. Local bus stops are also available close to the property, offering further options for travelling around the surrounding area. For a wider choice of shops, supermarkets, cafés and everyday services, Shaw town centre is within easy reach, while the surrounding road network provides convenient access to neighbouring towns and the wider Greater Manchester area.

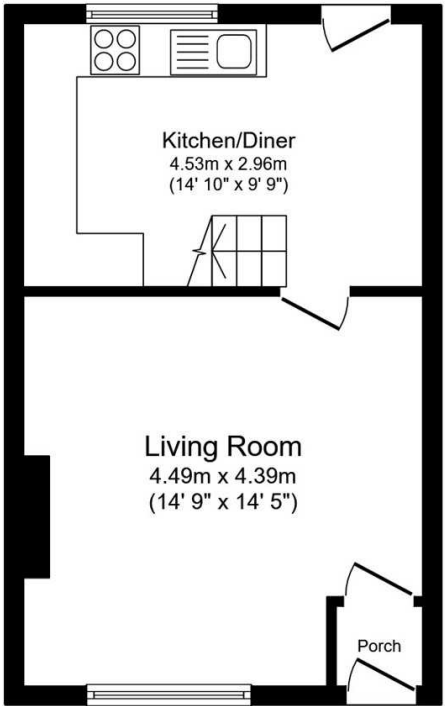
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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale.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

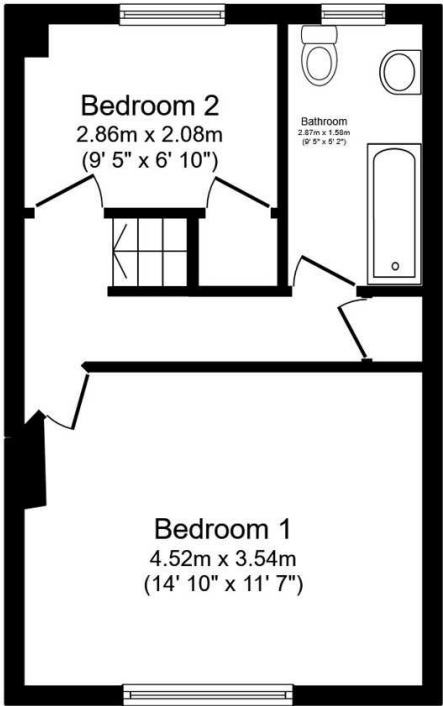
Other important information which you will need to know about this property can be found at your-move.co.uk



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 164.2 sq.m. (1,768 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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