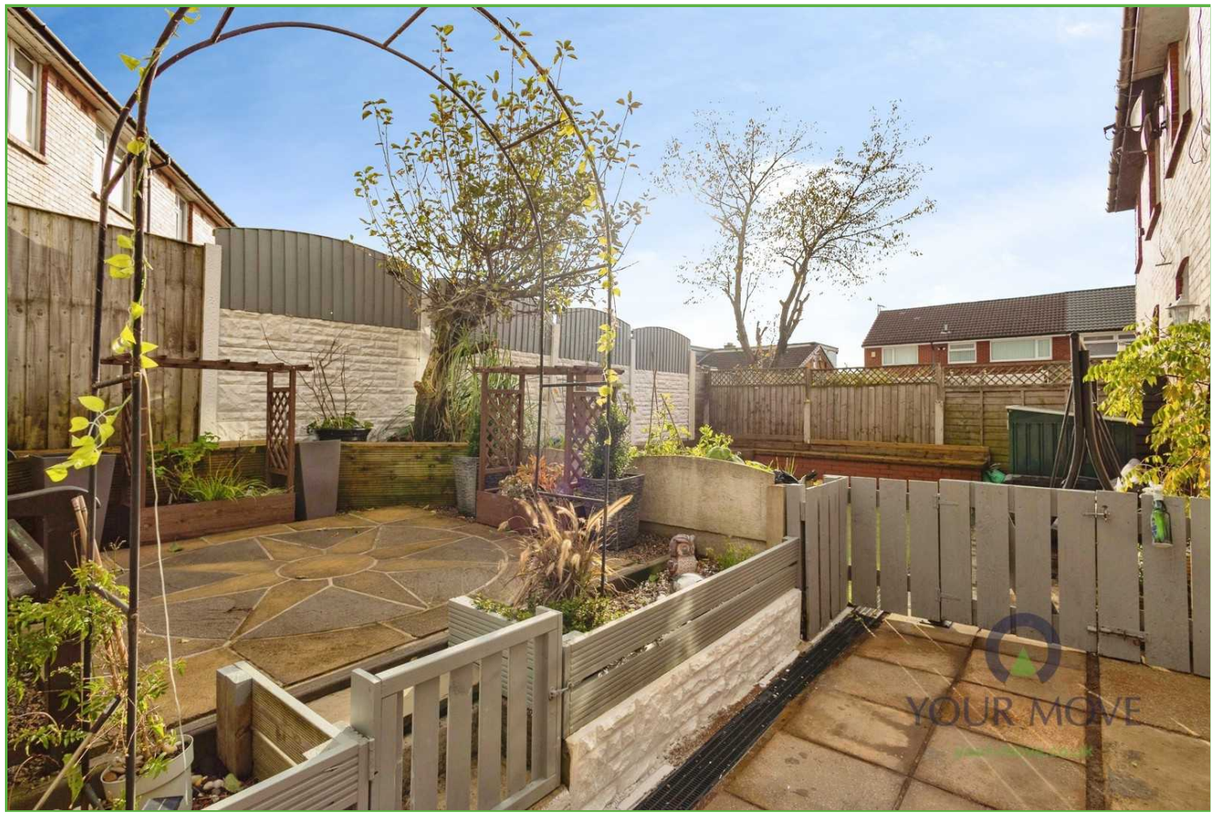


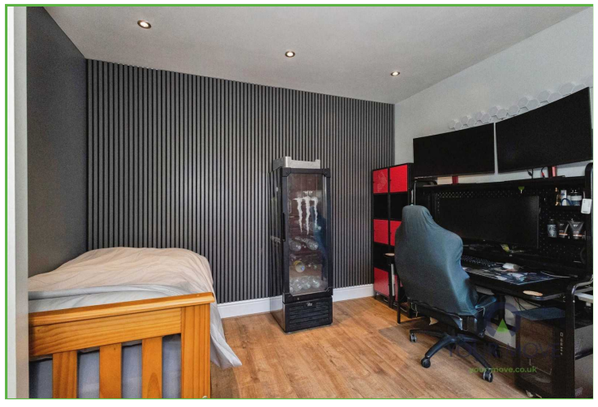


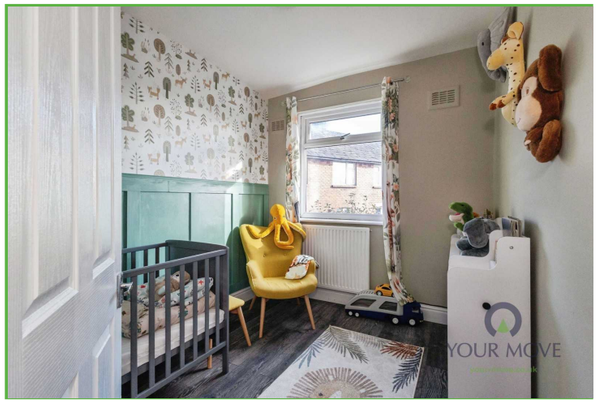












Wood Street, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £300,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Wood Street, Shaw, Oldham, Greater Manchester, OL2

Asking Price: £300,000 Tenure: Freehold

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

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

Offering generous living accommodation, four well-proportioned bedrooms and fantastic outdoor space, this superb semi-detached property is an ideal choice for families looking for their next home. With a versatile layout, modern touches and plenty of room for everyone, this is a property that has so much to offer.

Entrance Hall
A welcoming entrance to the home, providing access to the main ground floor accommodation and setting the tone for the spacious living areas beyond.

Living Room
14'11" x 13'11" (4.55m x 4.24m)
A lovely main reception room, offering plenty of space for comfortable seating and providing the perfect setting to relax, unwind and spend time with family.

Study / Bedroom 5
11'10" x 11'4" (3.6m x 3.45m)
A versatile additional room, currently being used as a bedroom, offering excellent flexibility to suit a variety of needs. Equally ideal as a home office, nursery or guest bedroom, providing valuable additional accommodation for the growing family.

Kitchen Diner
17'2" x 9'8" (5.23m x 2.95m)
A fantastic family space, ideal for both everyday living and entertaining. Offering room for cooking and dining, with the added benefit of direct access out to the rear garden.

Utility Room
12'3" x 11'2" (3.73m x 3.4m)
A useful addition to the ground floor, providing valuable extra space for household appliances and laundry facilities, with convenient access to the rear garden.

Downstairs WC
A handy addition to the ground floor, comprising a convenient WC and wash basin, ideal for family living and visiting guests.

Master Bedroom
11'5" x 11' (3.48m x 3.35m)
A spacious and well-presented principal bedroom, offering plenty of room for bedroom furnishings and the added luxury of its own private en-suite shower room, complete with shower, WC and wash basin. A fantastic private space to retreat to at the end of the day.

Bedroom 2
12'8" x 11' (3.86m x 3.35m)
A well-proportioned double bedroom, offering plenty of space for bedroom furniture and providing comfortable accommodation for family members or guests.

Bedroom 3
12'4" x 9' (3.76m x 2.74m)
Another generous double bedroom, offering excellent versatility and making an ideal space for family members or visitors.

Bedroom 4
9'4" x 7'11" (2.84m x 2.41m)
A single bedroom offering plenty of flexibility, whether used as a child's bedroom, nursery, dressing room or home office.

Family bathroom
7'9" x 5'11" (2.36m x 1.8m)
A modern family bathroom, serving the remaining bedrooms and providing a practical space for the household's everyday needs.

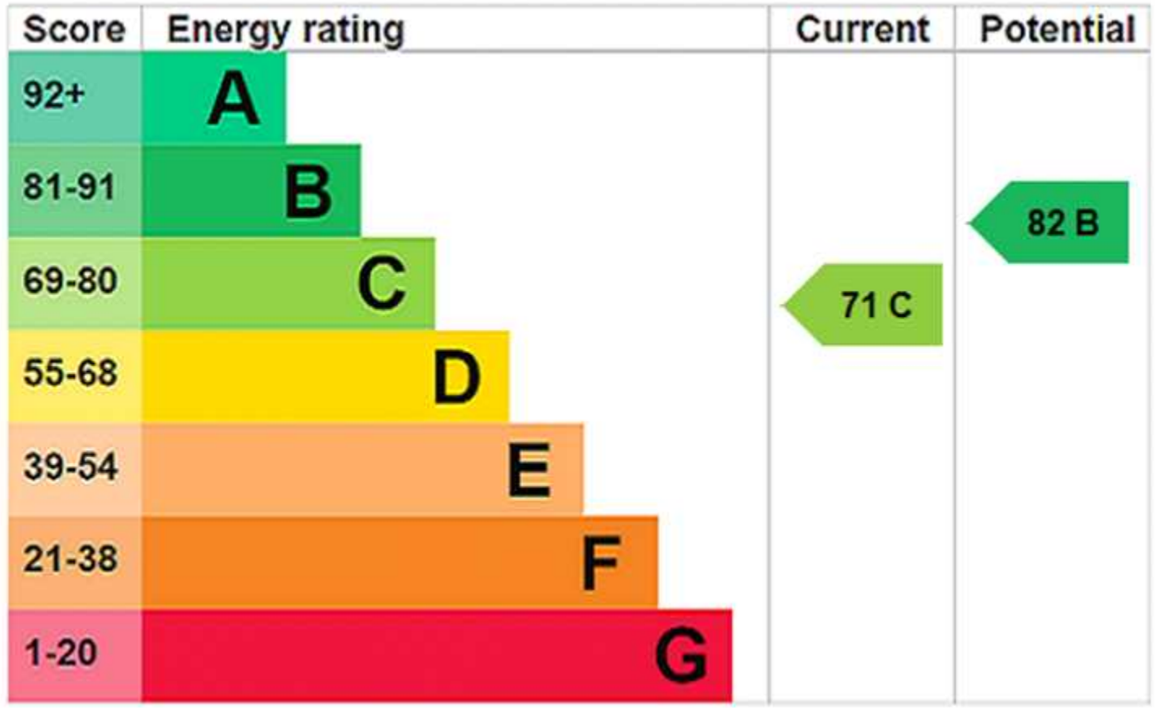
Rear garden
A low-maintenance outdoor space featuring attractive stone-flagged paving and artificial lawn, ideal for relaxing, entertaining and enjoying the warmer months.

Driveway
A private driveway providing off-road parking for up to three vehicles, offering excellent convenience for homeowners and visitors alike.

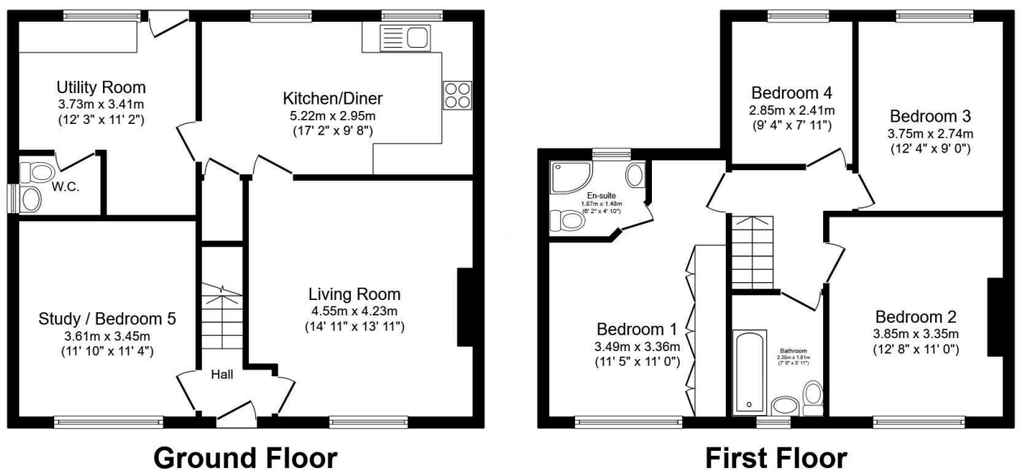
Area and local amenities
Situated within the popular residential area of High Crompton, Shaw, this property enjoys a fantastic position for families and commuters alike. The surrounding area offers a lovely mix of local amenities, schools, shops and green spaces, with St Mary's C of E Primary School just a 3-minute walk away and The Crompton House Church of England Academy within a 10-minute walk. Crompton Primary School is also close by, making this an excellent location for families with school-age children.

For everyday shopping and convenience, Shaw town centre is easily accessible, offering a selection of independent shops, cafés, takeaways and local businesses. A choice of supermarkets can also be found nearby, including Aldi on Refuge Street, while local convenience stores and food outlets are within easy reach. Whether you're picking up the weekly shop, grabbing a coffee or enjoying a meal out, there is plenty on offer close to home.

For those who enjoy getting outdoors, High Crompton Park is just a short walk away, with tennis courts and recreational facilities, while the wider area offers further opportunities for walking, cycling and family days out. Commuters are also well catered for, with Shaw & Crompton Metrolink providing connections towards Oldham, Rochdale and Manchester, alongside local bus services connecting the surrounding towns and villages. Combining convenient everyday amenities with excellent transport links and nearby green spaces, this is a location that offers a fantastic balance of convenience and lifestyle.



For full EPC please contact the branch.



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). Plan produced for Your Move. Powered by www.focalagent.com

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.