

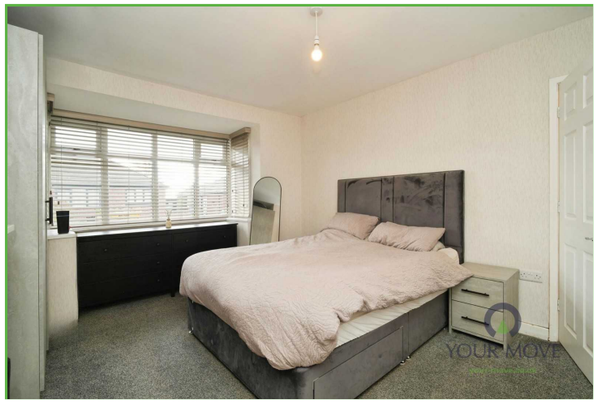














Surrey Avenue, Shaw, Oldham,
Greater Manchester, OL2

**Asking Price: £260,000**

**Tenure: Freehold**

YOUR MOVE

your-move.co.uk



The Property Ombudsman

# Surrey Avenue, Shaw, Oldham, Greater Manchester, OL2

**Asking Price: £260,000 Tenure: Freehold**

Council Tax Band: C  EPC Rating: D  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 an excellent opportunity for buyers seeking a stylish, modern and ready-to-move-into home, this attractive two-bedroom semi-detached bungalow is sure to impress. Recently renovated throughout, the property boasts a practical yet spacious layout, combining contemporary open-plan living with two well-proportioned double bedrooms, a generous wraparound garden and the added benefit of a detached garage and off-road parking.

**Entrance Hall**
A welcoming entrance hallway providing access to the principal rooms of the property, creating a practical introduction to this beautifully presented bungalow.

**Open-Plan Kitchen / Lounge / Diner**
19'9" x 18' (6.02m x 5.49m)
A fantastic and generously proportioned open-plan living space, offering ample room for a well-appointed kitchen, a dedicated dining area and a comfortable lounge, making it the perfect setting for both everyday family life and entertaining guests. The versatile layout creates a wonderful sense of space and flow, allowing each area to be utilised while still maintaining a sociable, open feel.

**Master Bedroom**
19'6" x 11'9" (5.94m x 3.58m)
A well-proportioned double bedroom positioned to the right-hand side of the property, offering ample space for bedroom furniture and providing a comfortable and relaxing retreat.

**Bedroom 2**
9'5" x 8'5" (2.87m x 2.57m)
Another generously sized double bedroom, also positioned to the right-hand side of the property. Offering plenty of space for bedroom furniture, this versatile room would make an ideal second bedroom, guest room or home office.

**Family bathroom**
5'8" x 5'4" (1.73m x 1.63m)
A well-presented family bathroom, conveniently positioned to the left-hand side of the property and easily accessible from both bedrooms. Offering a practical space for everyday use, the bathroom completes the internal layout of this lovely bungalow.

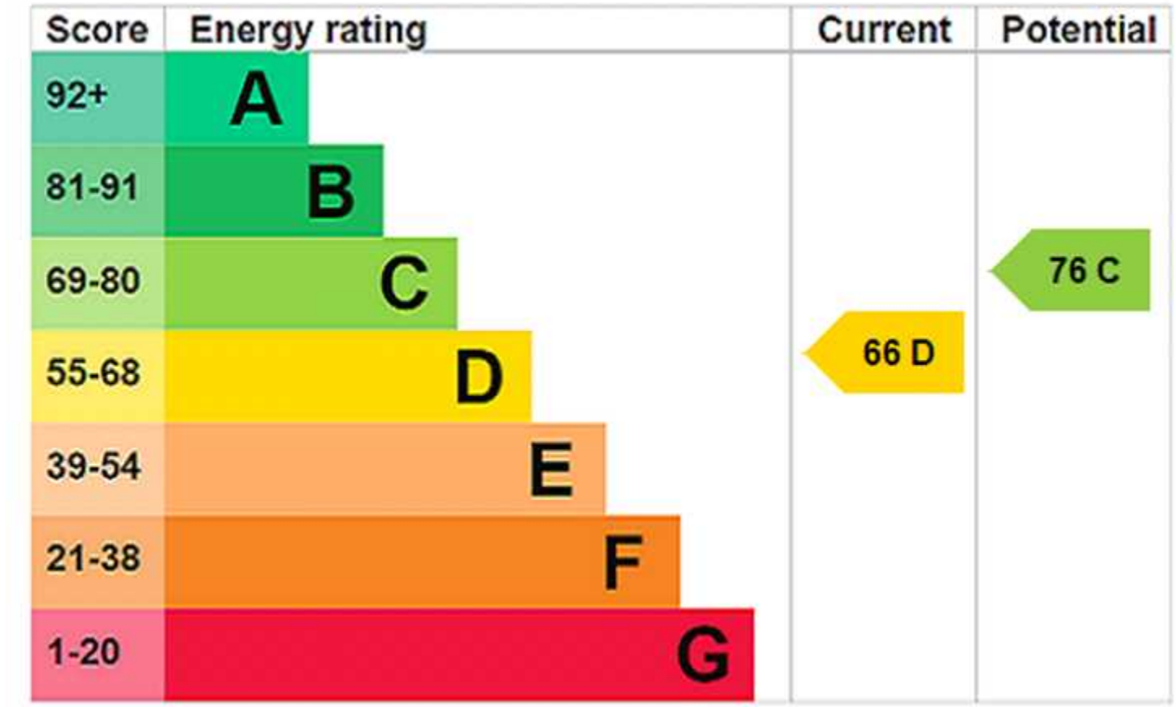
**Garden**
Externally, the property benefits from a generous wraparound garden, extending predominantly to the front of the bungalow. Mainly laid to lawn, the garden provides a lovely outdoor space to relax, enjoy the warmer months or entertain family and friends, with a paved pathway offering convenient access around the property.

**Driveway and garage**
To the front of the property, a private driveway provides off-road parking for one vehicle. Alongside this, the detached garage offers valuable additional storage space and could also be utilised for a variety of purposes, making it a fantastic practical addition to the property.

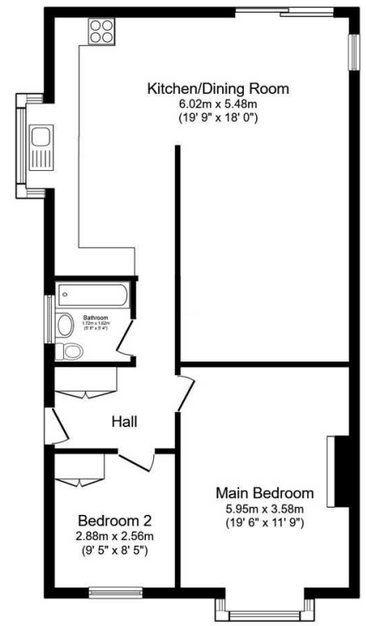
**Area and local amenities**
The property enjoys a convenient position within the popular residential area of High Crompton, Shaw, offering an excellent selection of local amenities close at hand. Shaw town centre provides a variety of independent shops, cafés, takeaways and supermarkets, including Tesco Express on Market Street, Iceland and Aldi on Refuge Street. There is also an ASDA superstore on Greenfield Lane, providing plenty of choice for everyday shopping. A number of local convenience stores, traditional pubs and eateries can also be found throughout the surrounding area.

The location is particularly convenient for families, with a selection of schools nearby. Crompton Primary School is just 0.2 miles away, while Crompton House Church of England Academy is also within 0.2 miles of the property. St Mary's CofE Primary School is 0.4 miles away, offering further options for families. For those who enjoy spending time outdoors, High Crompton Park is nearby, while Dunwood Park offers further recreational facilities, including tennis courts, a bowling green and a children's play area.

For commuters, the property is well positioned for public transport, with a bus stop on Surrey Avenue just 68 metres away, providing convenient connections to surrounding areas. Shaw and Crompton Metrolink station is 0.8 miles away, offering regular services towards Oldham, Rochdale and Manchester city centre. Rochdale Town Centre can be reached by tram in around 16 minutes from the station, while Manchester city centre is also accessible via the Metrolink network. The property further benefits from convenient road links, making it an ideal location for those travelling for work or leisure.




For full EPC please contact the branch.




Total floor area 77.2 sq.m. (831 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.