

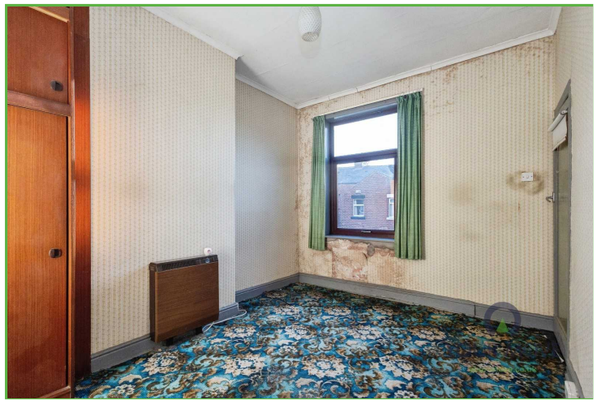














Frederick Avenue, Shaw, Oldham,
Greater Manchester, OL2

Asking Price: £140,000

Tenure: Leasehold

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The Property Ombudsman

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Council Tax Band: A EPC Rating: E Local Authority: Oldham Council

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

An excellent opportunity to purchase this three-bedroom mid-terrace property, offering spacious and versatile accommodation throughout. With two reception rooms, three well-proportioned bedrooms and a rear patio area, this property would make an ideal purchase for first-time buyers, growing families or investors alike.

Entrance porch
Upon entering the property, you are welcomed into a handy entrance porch, providing a useful transition into the main living accommodation. From here, there is access through to the front living room.

Living Room
12'2" x 11'10" (3.7m x 3.6m)
Positioned to the front of the property, this bright and airy reception room offers a welcoming space to relax and unwind. With plenty of natural light, the room provides a lovely setting for everyday living and offers ample potential to create a cosy and comfortable environment.

Dining Room
12'8" x 12'3" (3.86m x 3.73m)
Located towards the rear of the property, the second reception room provides an excellent space for a separate dining area. Offering plenty of versatility, this room is ideal for family mealtimes, entertaining guests or simply enjoying additional living space.

Kitchen
10'9" x 8'9" (3.28m x 2.67m)
Situated to the rear of the property, the kitchen provides a practical space for preparing and cooking meals, with access to the remaining ground floor accommodation. Offering scope to personalise, it presents a great opportunity to create a kitchen suited to your own style and requirements.

Bedroom 1
14'10" x 12' (4.52m x 3.66m)
A spacious double bedroom positioned on the first floor, offering plenty of room for a double bed and additional bedroom furnishings. A comfortable and inviting space, ideal for creating a relaxing principal bedroom.

Bedroom 2
12'10" x 9'8" (3.9m x 2.95m)
A further well-proportioned double bedroom, providing excellent space for bedroom furniture and storage. Offering plenty of versatility, this room would make an ideal guest bedroom or a comfortable room for family members.

Bedroom 3
8'8" x 5'8" (2.64m x 1.73m)
The third bedroom is a single room, offering a variety of potential uses depending on individual needs. Whether utilised as a child's bedroom, nursery, dressing room or home office, this is a useful addition to the first-floor accommodation.

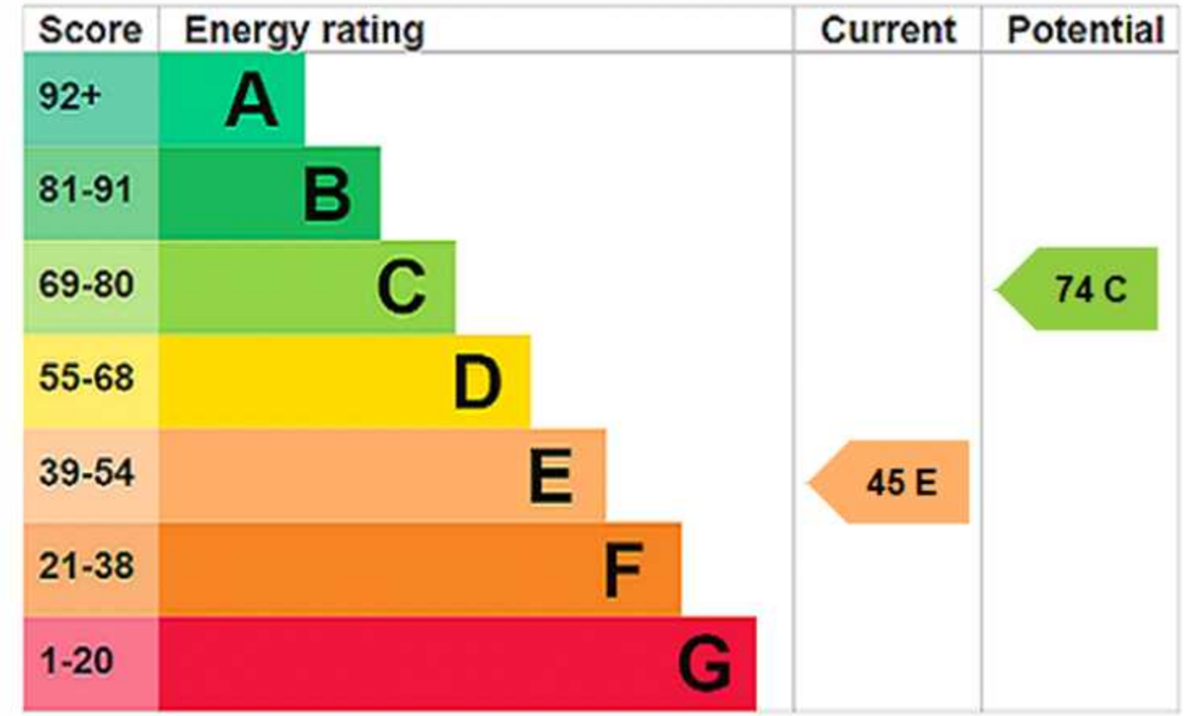
Family bathroom
7'6" x 6'9" (2.29m x 2.06m)
Completing the first floor is the family bathroom, conveniently positioned to serve all three bedrooms and providing the essential facilities for everyday family living.

Rear patio
To the rear of the property is a small patio area, offering a pleasant outdoor space to enjoy during the warmer months. With room for outdoor seating, it provides a lovely spot to sit back, relax and enjoy some fresh air.

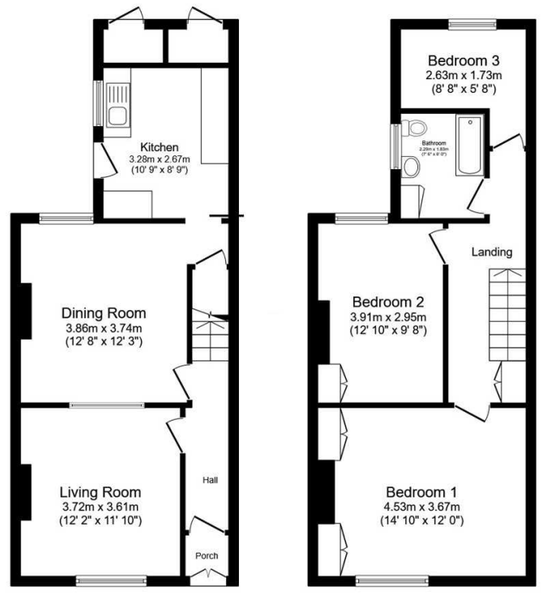
Area and local amenities
Situated within the popular residential area of Shaw, Oldham, the property enjoys a convenient location with a fantastic range of local amenities, shops and everyday essentials close at hand. Shaw town centre is easily accessible, offering a variety of independent shops, supermarkets, cafés, takeaways and local businesses. For everyday shopping, Aldi on Refuge Street and ASDA on Greenfield Lane are both within easy reach, alongside Tesco Express and other convenience stores along Market Street. The area also benefits from nearby healthcare facilities, pharmacies and local leisure amenities, making this a convenient location for day-to-day living.

For those who enjoy spending time outdoors, there are several green spaces and recreational areas nearby. Memorial Gardens is just a short walk away, providing a pleasant spot to enjoy some fresh air, whilst the wider area offers access to open green spaces and countryside walks. A little further afield, Tandle Hill Country Park in Royton is a popular destination for walkers and families, boasting beautiful open landscapes, woodland walks and far-reaching views across Greater Manchester. The surrounding area also offers a variety of sporting and leisure facilities, providing plenty of opportunities to enjoy an active lifestyle.

The location is particularly well placed for families, with a selection of schools within walking distance, including St Joseph's RC Junior, Infant and Nursery School, Crompton Primary School and E-ACT Royton and Crompton Academy. For commuters, Shaw and Crompton Metrolink tram stop is within walking distance, providing regular connections towards Oldham, Rochdale and Manchester, making it an excellent option for those travelling for work or leisure. There are also local bus services nearby, offering further transport links across the surrounding areas. Combining convenient amenities, nearby schooling, green spaces and excellent transport connections, Shaw offers a well-connected and desirable setting for a variety of buyers.



For full EPC please contact the branch.



Total floor area 92.6 sq.m. (997 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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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.

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