



96a Grains Road Oldham, OL2 8JF

Situated in the heart of Shaw, this charming three-bedroom semi-detached home offers excellent convenience for local amenities, schools, and transport links. The property features an entrance hall, a spacious lounge, and a dining kitchen on the ground floor. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Outside, the front garden provides curb appeal, while the rear boasts a decked area, landscaped steps leading to a timber shed, and a parking space. Ideal as a starter home or for those ready to upsize, this property includes double glazing (newly installed to the rear) and a security alarm for added peace of mind. Being sold with no chain.

3 bedrooms

Modern bathroom

Parking at the rear

Kitchen diner

Gardens front and rear

NO CHAIN

Large lounge

Close to Shaw Centre

£189,950

Entrance Hall 6' 2" x 2' 8" (1.89m x 0.81m)

Storage cupboard. Stairs to the first floor. door to the lounge. Radiator.

Lounge 15' 10" x 10' 8" (4.82m x 3.25m)

Feature fireplace. Wall to wall carpet. Door to dining kitchen.

Kitchen/Diner 8' 1" x 14' 6" (2.47m x 4.41m)

Integrated oven, hob and extractor fan. Plumbed for automatic washing machine. Space for dining table. Tile floor. 2 windows and door to the rear garden

Bedroom 1 14' 1" x 8' 3" (4.30m x 2.51m)

With fitted wardrobes

Bedroom 2 10' 2" x 8' 2" (3.09m x 2.5m)

Bedroom 3 10' 0" x 6' 0" (3.04m x 1.84m)

With storage cupboard

Family Bathroom 6' 3" x 5' 10" (1.90m x 1.78m)

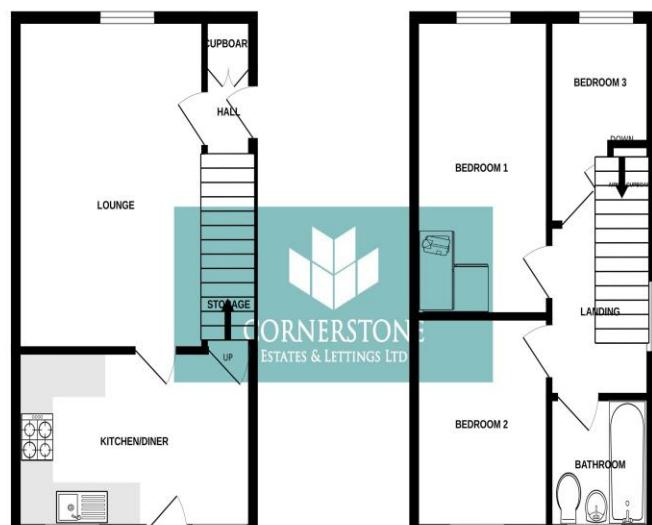
Modern bathroom suite comprising; Panel bath with shower above and glass screen, Pedestal wash hand basin and w/c. Tiled walls. Chrome heated towel rail.

Rear Garden

Deck area for sitting enjoying a nice drink, steps up to the timber built shed and a handy off road car parking space.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements, areas, wall, door and window positions are approximate and no responsibility is taken for any errors, omissions or representations. This plan is for guidance only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
House will require a Cavity Wall.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

