



2 North Downs Road Shaw, OL2 7RJ

Situated on an enviable corner plot, this extended true bungalow boasts breathtaking views and generous living space, perfect for growing families. With potential to extend into the boarded loft, this home offers fantastic versatility. The bright entrance hall leads to a large lounge, where a purpose-built bay window provides the perfect spot to take in the views. Double glass doors open into the modern dining kitchen with underfloor heating, featuring sleek white gloss cabinets and French doors leading to the landscaped garden. There are four double bedrooms, a shower room, and a family bathroom. Outside, well-maintained gardens wrap around three sides, offering multiple seating areas. The driveway comfortably fits two or more vehicles, and the former garage has been replaced with a handy summer house, ideal for hobbies, a home office, or a man cave

Extended true bungalow

4 bedrooms

Modern fitted kitchen

Summer house

Large garden plot

2 bathrooms

Excellent loft space

Stunning views!

£369,950

Lounge 17' 7" x 15' 0" (5.37m x 4.57m)

Large lounge which leads from the entrance hall and has double glazed doors leading to the dining kitchen. The bay window was specifically designed to provide the best seating spot in the house as it takes in the far reaching views.

Kitchen/Diner 19' 1" x 9' 9" (5.82m x 2.98m)

Galley style kitchen with underfloor heating and integrated double oven, gas hob, extractor fan, and dishwasher. There is space for a fridge/freezer, washing machine and tumble dryer. French doors lead out to the garden. The window and 2 skylights allow for a lot of light. Door to the inner hall.

Bedroom 1 12' 3" x 13' 8" (3.74m x 4.17m)

Bedroom 2 12' 4" x 10' 2" (3.75m x 3.10m)

Bedroom 3 10' 1" x 7' 9" (3.08m x 2.36m)

With fitted wardrobe.

Bedroom 4 9' 4" x 6' 9" (2.84m x 2.06m)

Currently being used as a home office, this room has some of the best views.

Bathroom 9' 1" x 5' 3" (2.78m x 1.59m)

Free standing bath with shower attachment. Vanity wash hand basin and low level w/c. Decorative towel radiator. Tiles to the walls and wood effect tiles to the floor.

Shower Room 6' 6" x 5' 9" (1.97m x 1.75m)

With a modern finish, this shower room has a walk in shower with glass screen, perfect for those with mobility issues, corner wash basin and low level w/c.

Summer house

A fantastic addition to this property is the summer house. It is insulated, has electricity and lighting and workbench space.

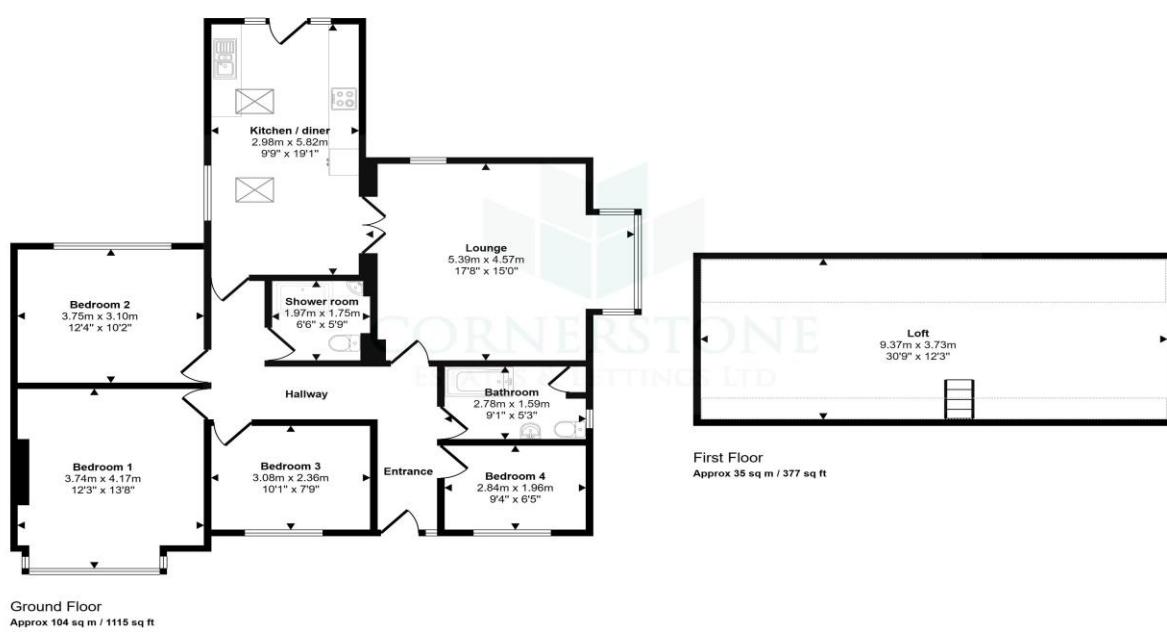
Rear garden

Beautiful private space that is not overlooked. On the upper level is artificial grass and the door to the summer house, the lower level is a patio that wraps around the kitchen and lends itself to being a fantastic entertaining space. Planted borders.

Driveway

Driveway is to the side of the property and can comfortably house 2 vehicles. The white fence to the side also opens up to provide additional parking.

Approx Gross Internal Area
139 sq m / 1491 sq ft



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.

Energy performance certificate (EPC)

2, North Downs Road Shaw OLDHAM OL2 7RJ	Energy rating E	Valid until: 12 April 2026
		Certificate number: 0588-2014-7224-4836-9964

Property type	Semi-detached bungalow
Total floor area	47 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

