



## 6 Orchard Grove Oldham, OL2 7HZ

This well-maintained bungalow offers a peaceful setting with open field views at the rear. Ready for immediate occupancy with no onward chain, it features a welcoming entrance hall leading to a modern kitchen and an insulated conservatory suitable for year-round use. The spacious lounge boasts a feature fireplace and bifold doors opening onto a sunny patio. An open-plan dining area leads to a versatile study, formerly a third bedroom with a built-in wardrobe, easily convertible back if needed. There are two generous double bedrooms, including a master with en suite, and a contemporary family bathroom. The second bedroom includes fitted wardrobes and a dressing table. Externally, there's driveway parking at the front and gated access to the rear for additional parking. The low-maintenance garden offers seating areas ideal for entertaining and picturesque views over open fields. This home is perfect for those seeking a tranquil location without the need for renovations.

**True Bungalow**

**2/3 Bedrooms**

**Modern Fitted Kitchen**

**Insulated conservatory**

**Bi fold doors to lounge**

**2 double bedrooms**

**Master en suite**

**Secluded location**

**Offers Over £379,950**

**Entrance Hall** 6' 5" x 5' 4" (1.96m x 1.62m)

Entrance porch. Bright entry way with part glazed doors to all rooms. Karndean flooring. Open to the dining room.

**Dining Room** 8' 10" x 10' 4" (2.68m x 3.14m)

Previously the 3rd bedroom, this room has a closet which is currently being used as a home office. Karndean flooring.

**Lounge** 11' 1" x 17' 11" (3.39m x 5.45m)

Generous sized lounge with feature fireplace and bi fold doors that welcome the outside in.

**Kitchen** 8' 4" x 13' 3" (2.55m x 4.03m)

Modern contemporary fitted kitchen in grey with white work surfaces. Newly installed eye level oven, integrated hob, extractor fan, fridge freezer and dishwasher. Open to the sun room.

**Sun Room** 8' 5" x 12' 0" (2.56m x 3.65m)

Flowing from the kitchen, this additional sitting room has views over the open fields and has an insulated solid roof for all year round use.

**Bedroom 1**

Large double bedroom with built in wardrobes. Dual aspect windows. Door to en suite.

**En-suite** 5' 5" x 5' 5" (1.65m x 1.65m)

Walk in corner shower, corner vanity wash basin and low level w/c.

**Bedroom 2** 11' 11" x 10' 6" (3.64m x 3.19m)

Second double bedroom with fitted wardrobes and matching fitted dressing table

**Front**

The approach to the property is in a secluded spot just off Orchard Grove and there are only 3 properties off this road. There is a block paved area for parking to the front and the side gate can be removed or placed further back to provide additional parking.

**Rear Garden**

The garden to the rear is designed with low maintenance in mind. Stone paved and gravel patio area with space for pots and beds. Open aspect to the rear over playing fields so not overlooked and very private. Further space to the side of the property for a driveway or additional storage.



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)

6 Orchard Grove Shaw OLDHAM OL2 7HZ	Energy rating <b>D</b>	Valid until: <b>11 December 2032</b>
		Certificate number: <b>9426-4900-8202-0352-2204</b>

Property type	Detached bungalow
Total floor area	106 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 D. 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

