



96 Bedford Avenue Oldham, OL2 7DW

Nestled on an expansive corner plot, this pristine bungalow offers an unparalleled move-in-ready experience. As you step through the inviting hallway, you'll find a spacious double bedroom featuring fitted wardrobes and ample storage, a cozy lounge, a contemporary dining kitchen, and a stylish modern bathroom. The property also boasts a generously-sized master bedroom and a charming conservatory with an insulated solid roof. Additional features include a large, well-lit garage with side access, and a convenient driveway. Ideally suited for the discerning buyer seeking a turnkey home, this exceptional property is located in the desirable parish of Shaw. It enjoys proximity to local bus stops, the Metrolink, and the M62 motorway, as well as the amenities of Shaw Centre close by.



Immaculate presentation

Garage

Conservatory

Gardens to 3 sides

**Room to park a motorhome plus driveway
Parking**

White goods included

Highly regarded area

Offers Over £230,000

Entrance Hallway 5' 10" x 8' 5" (1.77m x 2.57m)
Entrance hall leads to all rooms.

Lounge 12' 11" x 11' 9" (3.94m x 3.57m)
Good sized large bright room with front aspect. Wall mounted fireplace

Kitchen/Diner 13' 2" x 8' 4" (4.01m x 2.53m)
Modern cream gloss units with complimentary tiling. Ample dining space. All white goods are being left if required. Window to the side and door to the conservatory.

Conservatory 7' 8" x 10' 3" (2.33m x 3.12m)
Lovely conservatory which has the added benefit of an insulated solid roof meaning this space can be utilised all year through! French doors overlooks the rear garden .

Bedroom 1 10' 3" x 9' 10" (3.12m x 3.00m)
Built in floor to ceiling wardrobes and matching bedside tables and drawers.

Bedroom 2 9' 4" x 8' 6" (2.85m x 2.58m)
Currently being used as an office, this bedroom has built in wardrobes and storage.

Bathroom 5' 8" x 5' 8" (1.72m x 1.72m)
Modern bathroom with panel bath with shower above, pedestal wash hand basin and low level w/c

Garage 17' 11" x 9' 1" (5.47m x 2.77m)
Garage comes equipped with light and power and has an up and over garage door with the addition of a side window and PVC side door.

EPC
Band D

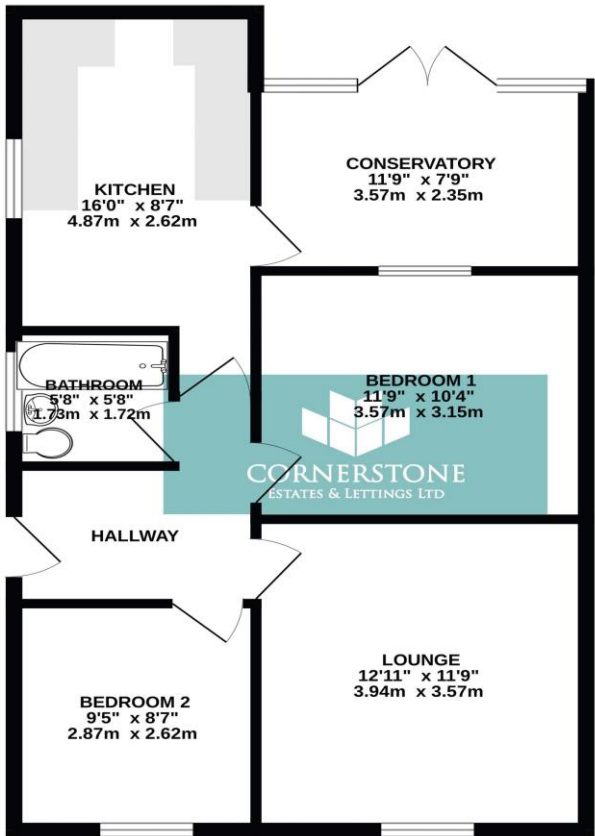
Council Tax
Band C

Tenure
Freehold

Financial advice
Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more

to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and are as to their operability or efficiency can be given.
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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)

96 Bedford Avenue Shaw OLDHAM OL2 7DW	Energy rating D	Valid until: 15 August 2034
		Certificate number: 9349-3040-6208-0384-9204

Property type	Semi-detached bungalow
Total floor area	65 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 B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		