



3 Rishworth Rise Shaw, OL2 7QA

This detached true bungalow is situated on a generous plot in the heart of Shaw, offering an excellent opportunity for renovation and development. Whether you're looking to modernise, invest, or create your ideal forever home, this property has fantastic potential. The accommodation briefly comprises an entrance porch, hallway, two double bedrooms, a bathroom, a spacious lounge, a conservatory, a kitchen, and a side porch. Externally, the property benefits from substantial gardens to the front and side, a gated driveway, and a garage, with a rear garden accessible from the conservatory. Ideally located close to High Crompton and Dunwood Parks, Shaw Centre, and excellent transport links, including a local bus route, this property offers both convenience and potential.

Detached

Large gardens

2 bedrooms

Kitchen

Conservatory

Lounge

Development opportunity

No Chain

Offers in the Region Of £239,950

Lounge 11' 10" x 15' 7" (3.61m x 4.75m)
Gas fire and brick built fireplace. Door to hall and kitchen. Patio doors to the conservatory. 2 windows to the side.

Kitchen 9' 8" x 7' 10" (2.95m x 2.38m)
Large window overlooking the rear garden.

Conservatory 9' 0" x 8' 4" (2.75m x 2.53m)
French doors to the rear garden. Tile flooring.

Bedroom 1 12' 2" x 11' 11" (3.70m x 3.64m)
To the front elevation

Bedroom 2 9' 11" x 7' 5" (3.03m x 2.27m)
To the front elevation

Bathroom 6' 4" x 5' 5" (1.94m x 1.64m)

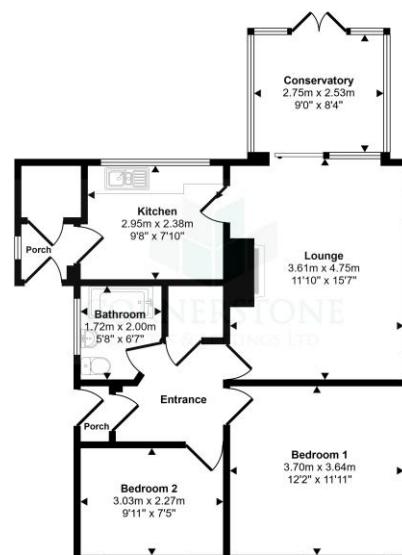
Airing cupboard 4' 1" x 3' 7" (1.24m x 1.09m)
A large cupboard for storage / cloaks which also houses the water tank.

Entrance Porch 3' 1" x 2' 10" (0.93m x 0.87m)

Side Porch

This space could be opened up to be used as a utility.

Approx Gross Internal Area
68 sq m / 733 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maputo Snappy 360.

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)

| | | |
|---|---------------------------|--|
| 3 Rishworth Rise Shaw OLDHAM OL2 7QA | Energy rating F | Valid until: 18 February 2034 |
| | | Certificate number: 2421-1271-4116-1191-5362 |

| | |
|------------------|-------------------|
| Property type | Detached bungalow |
| Total floor area | 58 square metres |

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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

