



### **3 Vine Close** **Oldham, OL2 7TG**

Step into this inviting 2-bedroom mid townhouse, perfect for first-time buyers or landlords looking for a property that's ready to move into. You'll love the thoughtful upgrades that make this home both stylish and functional. As you enter, you'll find a cozy porch leading to a spacious lounge and a modern kitchen complete with a breakfast bar—ideal for casual dining or entertaining. Upstairs, there are two comfortable bedrooms and a contemporary bathroom that's been tastefully fitted. Outside, the beautifully landscaped approach features a lined and lit porcelain tile path, flanked by low-maintenance artificial grass. The rear garden is a real treat, boasting a porcelain tile patio, a charming pond, and a covered area with artificial grass that's perfect for a hot tub or carport, with access to the private gated driveway. Located within walking distance of all the amenities Shaw has to offer—think independent shops, the tram station, and supermarkets—this townhouse is a wonderful find. Don't miss out on the chance to make it your own!

**Gated driveway**

**Modern fitted kitchen**

**Freehold**

**Entrance porch**

**2 bedrooms**

**Modern fitted bathroom**

**No Chain**

**Landscaped gardens**

**£179,950**

# 3 Vine Close

## Oldham, OL2 7TG

£179,950

### Entrance Porch 4' 6" x 3' 10" (1.37m x 1.17m)

PVC door. window. Electrical meter cupboard.

### Lounge 13' 11" x 12' 1" (4.24m x 3.69m)

Stairs to the first floor accommodation and door to dining kitchen.

### Kitchen/Diner 9' 0" x 12' 2" (2.75m x 3.7m)

Kitchen fitted with white gloss base and wall cabinets. Integrated eye level oven, hob and extractor fan. Breakfast bar. Plumbed for an automatic washing machine. Karndean Flooring. Door to rear garden.

### Bedroom 1 8' 3" x 12' 2" (2.52m x 3.71m)

To the rear elevation this room has 2 windows and laminated flooring.

### Bedroom 2 11' 9" x 8' 5" (3.57m x 2.57m)

Bedroom to the front elevation with storage cupboard.

### Bathroom 6' 5" x 5' 5" (1.96m x 1.65m)

Panel bath with shower taps, pedestal wash hand basin. Low level W/C finished with modern tiled walls.

### Rear Garden

Fantastic L shaped garden with a gated driveway that is accessed by the side road offering secure parking. There is a sheltered area which has electricity and would be ideal as a seating area / hot tub zone or even a car port. There is an astro turf garden and a pond that leads to the porcelain tiled patio and raised flower beds. Hot and cold outdoor taps.

### Tenure

Freehold

### Council tax

Band B

### 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 you do not keep up repayments on your mortgage or other loan secured on it.

### Investors

Please speak to our award winning Lettings Department to find out how we can help you secure the best tenants for your property. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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)

3 Vine Close  
Shaw  
OLDHAM  
OL2 7TG

Energy rating

C

Valid until:

27 July 2034

Certificate number:

2234-9423-0400-0155-0226

Property type

Mid-terrace house

Total floor area

53 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).