



## 70 Trent Road Oldham, OL2 7YL

Perfect opportunity to purchase this Detached 2 Bedroom Bungalow with attic room CHAIN FREE. This property is situated in a popular residential area within the desirable district of Shaw. The bungalow briefly comprises : entrance hall, very spacious lounge , modern fitted kitchen / diner with doorway leading to pleasant conservatory overlooking the rear garden. To the rear of the property is the Master Bedroom with fitted wardrobes also overlooking the rear garden .A further double bedroom to the front of the property with fitted wardrobes and also a modern 3 piece bathroom with overhead shower unit. There is scope to further extend with a room in the attic space, which is already significantly enhanced by a Dorma window accessed by pull down ladders into the hall way, with a bit of thought & planning ideas it would make an ideal third bedroom or home office.

**Bungalow**

**Driveway**

**Garage**

**Conservatory**

**Detached**

**Attic Room**

**Fitted Kitchen / Dinner**

**Large Rear Garden**

**£259,500**

**Entrance Hallway** 9' 6" x 3' 11" (2.9m x 1.2m)

Hallway

**Living Room** 11' 9" x 15' 4" (3.58m x 4.67m)

Spacious living room with electric wall fire

**Kitchen/Diner** 9' 10" x 14' 10" (3.0m x 4.51m)

Fitted Kitchen with base and wall units , plenty of space for dining table.

**Conservatory** 12' 2" x 11' 10" (3.7m x 3.6m)

**Bedroom 2** 9' 10" x 9' 11" (2.99m x 3.01m)

Double bedroom with fitted wardrobes

**Bedroom 1** 11' 11" x 9' 10" (3.62m x 3.0m)

Large Double Bedroom with fitted wardrobes.

**Bathroom** 5' 5" x 5' 10" (1.64m x 1.79m)

Panel bath with over head shower. Pedestal wash basin & toilet

**Garage** 17' 1" x 8' 6" (5.2m x 2.6m)

Brick garage with up and over door to front and std door to the rear.



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)

70 Trent Road Shaw OLDHAM OL2 7YL	Energy rating <b>D</b>	Valid until: <b>4 December 2035</b>
		Certificate number: <b>2735-7122-0509-0904-7202</b>

Property type Detached bungalow

Total floor area 62 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

