

68 Jordan Avenue Oldham, OL2 8DQ

REDUCED Tucked away on a quiet cul-de-sac in Shaw, this freehold true bungalow offers peaceful living with the convenience of being move-in ready. The home has been extensively renovated to give buyers peace of mind. Recent works include a full rewire, new combi boiler, replacement radiators, new windows in parts, fresh plastering, decorating, and new floor coverings throughout. Inside, you'll find a welcoming entrance hall, a spacious lounge, a dining kitchen, and a fitted bathroom. There are two generous double bedrooms and a further single. The south-facing rear garden is a standout, with an Indian stone patio, planting beds, a greenhouse, and a timber shed. To the front, there's another neat garden and a driveway for off-road parking. It's an excellent opportunity in a sought-after area, with scope for future improvements if desired.

3 bedrooms

True bungalow

Large fitted bathroom

Fitted Kitchen

NO CHAIN

Recently renovated

Gardens front and rear

Driveway

£289,950

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Entrance Hall 19' 4" x 7' 9" (5.9m x 2.35m)

Large entrance hall giving access to all rooms. Storage cupboard. Entrance to the loft

Lounge 15' 7" x 11' 0" (4.74m x 3.36m)

Spacious lounge with nook for a fire and large window to maximise light.

Bedroom 1 10' 11" x 11' 11" (3.32m x 3.62m)

Spacious bedroom to the rear of the property with built in wardrobes.

Kitchen/Diner 8' 10" x 14' 1" (2.70m x 4.28m)

Wooden kitchen cabinets with integrated oven, microwave, hob and extractor fan. Space for fridge/freezer and dining table.

Bedroom 2 9' 11" x 10' 0" (3.01m x 3.04m)

To the front elevation.

Family Bathroom 7' 10" x 5' 10" (2.38m x 1.79m)

Corner shower cubicle. Fitted with vanity storage, wash hand basin and low level w/c.

Bedroom 3 6' 10" x 9' 10" (2.08m x 2.99m)

Currently being used as a study, this is a generous single bedroom.

Rear Garden

Perfect for entertaining, the garden has an Indian stone patio, lawns and planting areas. Timber built Shed and greenhouse.

Front garden

Walled garden with driveway, lawn and planted borders.

EPC

Grade c

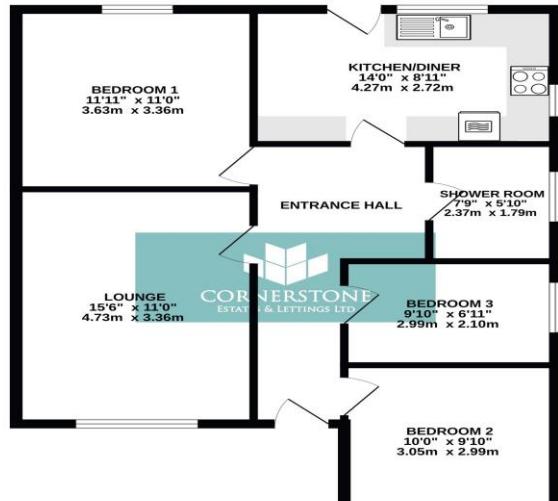
Council tax

Band c

Tenure

Freehold

GROUND FLOOR



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.

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers should satisfy themselves as to the accuracy of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 02025

Energy performance certificate (EPC)

68 Jordan Avenue Shaw OLDHAM OL2 8DQ	Energy rating C	Valid until: 5 November 2034
		Certificate number: 0063-3932-5209-7684-8200

Property type	Semi-detached bungalow
Total floor area	77 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 C. 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

