



3 Cliff Hill Road Oldham, OL2 8DE

This much-loved two-bedroom true bungalow is located on a quiet and sought-after road in Shaw. Surrounded by the green hills of Crompton Moor and within easy reach of local bus routes, the Metrolink tram network, and Shaw town centre amenities. The accommodation is arranged entirely on one level, making it ideal for those seeking step-free living or with mobility considerations. It comprises a welcoming entrance porch, a bright and spacious sunshine lounge, a fitted kitchen, two well-proportioned bedrooms, and a bathroom with a walk-in shower. Externally, the property benefits from mature front and rear gardens, a garage, and driveway parking for two vehicles. While the interior would benefit from some cosmetic updating, the home has been well cared for and offers excellent potential to personalise. This is a perfect opportunity for downsizers or anyone looking for accessible single-level living in a prime location. Early viewing is highly recommended.



2 bedrooms

True bungalow

No chain

Sunshine lounge

Garage

Driveway

Fitted bathroom

Popular location

Offers Over £239,999

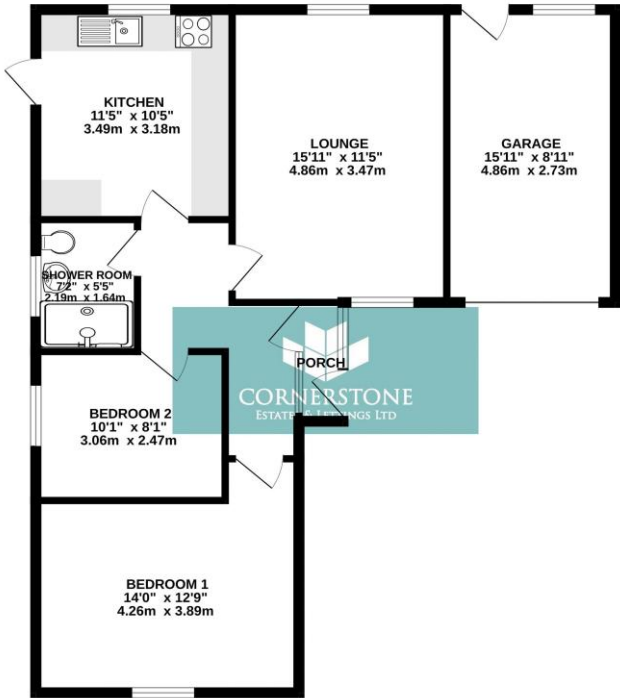
3 Cliff Hill Road
Oldham, OL2 8DE

Offers Over £239,999

- Lounge** 16' 0" x 11' 5" (4.88m x 3.47m)
Sunshine lounge with windows both front and rear. Brick built fireplace. Wall lights
- Kitchen/Diner** 11' 6" x 10' 5" (3.50m x 3.18m)
Fitted with a range of base and wall cabinets. Door to the side exit.
- Bedroom 1** 12' 9" x 13' 11" (3.88m x 4.24m)
Situated to the front elevation.
- Bedroom 2** 8' 2" x 10' 1" (2.48m x 3.08m)
- Shower Room** 7' 2" x 5' 5" (2.19m x 1.65m)
Walk in shower with seat. Vanity wash basin and low level w/c.
- Garage**
Up and over garage door. Window and door to the rear. Electricity and lighting. Oil boiler less than 3 years old.

- Tenure**
Leasehold with 935 years remaining.
- EPC**
Grade D
- Council tax**
Band C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Cliff Hill Road
Shaw
OLDHAM
OL2 8DE

Energy rating

D

Valid until:

13 March 2035

Certificate number:

0380-2467-6470-2895-1761

Property type

Detached bungalow

Total floor area

64 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		