



## **10 The Crescent Shaw, OL2 7BP**

A charming pre-war semi-detached home offering excellent potential for adding your own stamp to this lovely property, although a new boiler has been installed last year and fully rewired in 2010. On a good size plot with a great outlook, this home features a charming bay window and open-plan living. Upon entering the property, you are welcomed by a spacious hallway which leads through to a bright and generous open-plan living area which incorporates the living room, dining area and kitchen, ideal for modern living. Upstairs, the property offers a large master bedroom with potential to split into two rooms, a double bedroom and a generously sized family bathroom, fitted with a bath and overhead shower. Externally at the rear, there is a private fully fenced garden, perfect for family use or entertaining. The front of the property is a lawned garden area also complemented by a good-sized driveway providing ample parking along with a garage.

**Private Driveway**

**Garage**

**Open plan living**

**Lage Corner plot**

**Large Family Bathroom**

**2 Good sized Bedrooms**

**£275,000**

# 10 The Crescent

## Shaw, OL2 7BP

£275,000

### Entrance Hall 11' 9" x 5' 3" (3.59m x 1.59m)

Entrance hall leading to the lounge , stairs to the first floor

### Living Room 12' 8" x 9' 6" (3.86m x 2.89m)

living room area , with open plan leading to dining area

### Dining area 11' 9" x 15' 5" (3.57m x 4.7m)

dining area leading into kitchen

### Kitchen 8' 0" x 17' 0" (2.45m x 5.17m)

kitchen fitted with a range of cupboards, wall units and work surfaces.

### Bedroom 2 11' 10" x 9' 1" (3.61m x 2.78m)

To the rea of the property

### Bedroom 1 10' 8" x 15' 4" (3.24m x 4.67m)

Large Master bedroom

### Family Bathroom 8' 2" x 6' 0" (2.49m x 1.83m)

Three piece bathroom suite comprising, panel bath with shower above, pedestal wash hand basin and low level W/C



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 MISEDSCRIPTIONS 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)

10 The Crescent  
Shaw  
OLDHAM  
OL2 7BP

Energy rating

**D**

Valid until: **9 February 2036**

Certificate number: **0428-3058-2202-4166-8200**

Property type: Semi-detached house

Total floor area: 80 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		