



## 173 George Street Oldham, OL2 8DS

This 3 bedroom detached property offers an excellent opportunity for families seeking an affordable home with space, and convenience. The ground floor features an inviting entrance hall with a guest W/C, a comfortable lounge, a separate dining room, a modern fitted kitchen, and a light-filled conservatory, perfect for year-round use. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite shower and sink, alongside a family bathroom. The property boasts a driveway leading to a garage, complemented by a landscaped front garden. The rear garden is perfect for entertaining or relaxing, with a patio area and a neatly maintained lawn. Location: Situated in a sought-after area of Shaw, this home enjoys easy access to Saddleworth's picturesque surroundings while remaining close to Shaw town centre, offering a range of amenities.



**3 bedrooms**

**Garage**

**Conservatory**

**Driveway**

**En-suite**

**Gardens**

**Fitted bathroom**

**Freehold**

**£265,000**

**Garage** 13' 9" x 7' 11" (4.19m x 2.42m)  
Good size attached garage to the side , could easily be made integral or converted into another room.

**Lounge** 13' 9" x 14' 10" (4.20m x 4.51m)  
Large room with laminate flooring feature fireplace and stairs to the first floor accommodation.

**Dining Room** 8' 10" x 7' 7" (2.70m x 2.30m)  
Nicely placed dining room situated between the kitchen and conservatory.

**Kitchen** 8' 10" x 6' 11" (2.68m x 2.12m)  
Base and wall cabinets in a soft grey colour. Integrated oven, hob and extractor fan. Space for washing machine and fridge freezer. Combi boiler. Open to the dining room.

**Conservatory** 10' 11" x 7' 4" (3.32m x 2.24m)  
French doors leading to the garden. Ceiling light and fan.

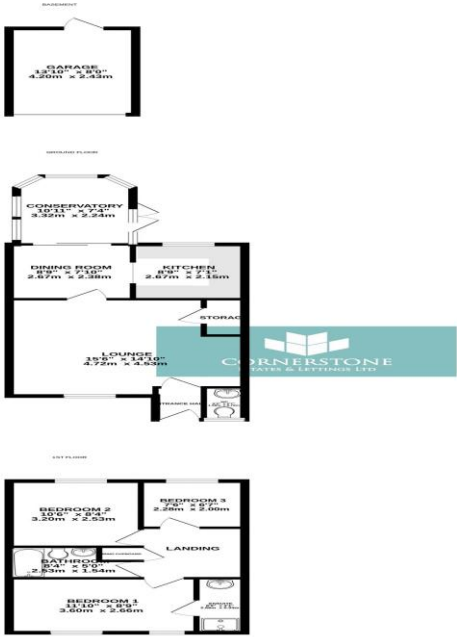
**Bedroom 1** 8' 3" x 11' 6" (2.52m x 3.50m)  
Good sized double room with 2 windows and en suite shower room.

**En-suite** 8' 2" x 3' 0" (2.50m x 0.92m)  
Shower and vanity wash hand basin.

**Bedroom 2** 10' 5" x 8' 4" (3.18m x 2.54m)

**Bedroom 3** 7' 5" x 6' 2" (2.26m x 1.89m)

**Bathroom** 5' 6" x 8' 3" (1.68m x 2.51m)  
Family bathroom white suite, shower over bath.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 5.0.2024

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