



12 Salts Street Oldham, OL2 7SY

True bungalow with gardens and conservatory! The layout includes a welcoming entrance hall, two well-proportioned double bedrooms, a bright and airy lounge, a fitted bathroom, a functional kitchen, and a conservatory overlooking the rear garden. Outside, there's a front garden, a driveway for off-road parking, and a rear cottage-style garden with a shed. While the property would benefit from cosmetic updating, it is realistically priced to reflect this and allows room for personalisation. This 2-bedroom true bungalow offers an excellent opportunity for someone ready to create a home they'll love for years to come. Whether you're downsizing or seeking your final move, this property has all the right ingredients. A modern combi boiler and solar panels add to the home's efficiency, making it a practical as well as a comfortable choice. Situated in Shaw, the bungalow is close to local amenities and public transport links, offering both convenience and potential.



True bungalow

2 bedrooms

Conservatory

Rear garden

Solar panels

No chain

Driveway

Fitted bathroom

£189,950

Entrance Hall

2 storage cupboards, one housing the combi boiler and alarm panel. Meter cupboards.

Lounge 16' 8" x 10' 10" (5.09m x 3.31m)

Spacious lounge with bay window to the front

Kitchen 15' 2" x 8' 10" (4.63m x 2.70m)

In need of some updating, this kitchen has cabinets fitted and space for appliances. Door to conservatory.

Conservatory 6' 1" x 11' 0" (1.86m x 3.35m)

An additional reception room which can be used as a dining room or relaxing with the view of the garden.

Bedroom 1 15' 2" x 8' 10" (4.63m x 2.70m)

To the rear elevation with fitted wardrobes.

Bedroom 2 9' 4" x 7' 3" (2.85m x 2.2m)

To the front elevation.

Bathroom

Panel bath with shower above, low level w/c and pedestal wash hand basin.

Front

Driveway for 2 vehicles and garden which could be easily restored to its former glory. Ideally, this true bungalow is not on a big incline and does not have multiple steps to navigate.

Rear Garden

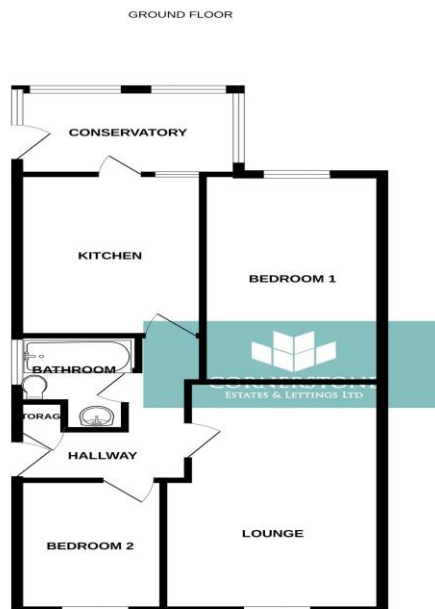
This cottage garden was clearly once well tended an loved with some fantastic plants and trees including fruit trees, a pond, and a timber built shed.

EPC

Grade D

Tenure

Leasehold with 961 years remaining



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 misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with RoomSketcher 2023

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)

12, Salts Street
Shaw
OLDHAM
OL2 7SY

Energy rating

D

Valid until: **20 July 2025**

Certificate number: **8375-7623-3980-0749-1922**

Property type

Semi-detached bungalow

Total floor area

61 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		