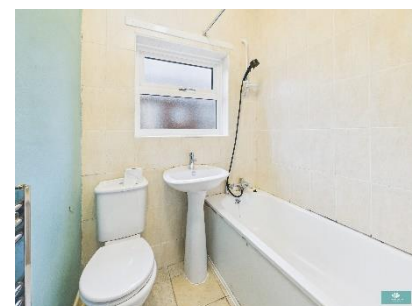




1 Society Street Oldham, OL2 7RT

A three-bedroom end-terraced home in a convenient location close to the centre of Shaw. The accommodation includes an entrance vestibule, a fitted kitchen with a breakfast bar, a lounge, three bedrooms and a fitted bathroom. As an end terrace, the property benefits from additional side windows, bringing in extra natural light. The property would benefit from some updating, making it an ideal opportunity for buyers looking to put their own stamp on a home or add value through improvement. Externally, there is parking to the side of the house and a rear yard. Within walking distance of the Metrolink tram stop and local amenities, this property offers excellent potential in a well-connected area.



3 bedrooms

Fitted kitchen

Fitted bathroom

Large lounge

End terraced

Private rear yard

Close to Metrolink

Ideal first time buyer

£165,000

1 Society Street

Oldham, OL2 7RT

£165,000

Lounge 13' 0" x 15' 0" (3.97m x 4.56m)
Entrance vestibule. Dual aspect windows. Feature fireplace. Open to the dining kitchen.

Kitchen 12' 11" x 14' 9" (3.94m x 4.49m)
White fitted kitchen with slot in cooker and overhead extractor. Space for washing machine and fridge freezer. Breakfast bar. Combi boiler.

Bedroom 1 13' 0" x 8' 5" (3.96m x 2.57m)
To the front elevation. Dual aspect windows.

Bedroom 2 12' 10" x 9' 9" (3.91m x 2.98m)
To the rear elevation. Dual aspect windows

Bedroom 3 9' 11" x 5' 8" (3.03m x 1.73m)

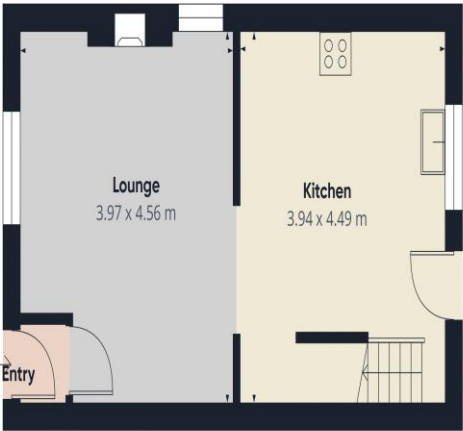
Bathroom 7' 4" x 5' 5" (2.23m x 1.65m)
Panel bath with shower above. Pedestal wash basin. W/C

Rear yard
Private walled rear yard with gate access to the side road.

Tenure
Leasehold with 842 years remaining and £7.50 pa ground rent

Council Tax
Band A

EPC
Band D



Floor 0



Floor 1



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)

1 Society Street
Shaw
OLDHAM
OL2 7RT

Energy rating

D

Valid until:

21 April 2035

Certificate number:

2625-3049-7204-8245-5200

Property type

End-terrace house

Total floor area

74 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		