



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Duke Street, Shaw, OL2 8PA

### £175,000

DECEPTIVELY SPACIOUS HOME IN OLDHAM

Nestled on Duke Street in the charming area of Shaw, Oldham, this deceptively spacious house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, the property features a particularly generous master bedroom that is complemented by an adjoining room, which can effortlessly serve as a fourth bedroom or a versatile space for your needs.

The property has been thoughtfully maintained, showcasing new windows and doors that enhance both its aesthetic appeal and energy efficiency. Additionally, a new boiler ensures comfort and reliability throughout the seasons.

Step outside to discover a well-maintained, enclosed rear yard, providing a private outdoor space ideal for relaxation or entertaining. The location is particularly advantageous, situated within close proximity to local shops and schools, making daily errands and family life convenient.

This property is a wonderful blend of space, comfort, and practicality, making it an ideal choice for those seeking a welcoming home in a vibrant community. Do not miss the chance to make this delightful house your own.

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# Duke Street, Shaw, OL2 8PA

£175,000



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band A
- Three Generously Sized Bedrooms With Added Dressing Room
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating TBC
- Ideal Family Home
- Ample Rear Yard Space

## Ground Floor

### Entrance

Composite frosted door to hall.

### Hall

16'5 x 3'4 (5.00m x 1.02m)

Central heating radiator, dado rail, spotlights, doors to two reception rooms and stairs to first floor.

### Reception Room One

12'10 x 11' (3.91m x 3.35m)

UPVC double glazed bay window, central heating radiator, picture rail, fireplace with decorative surround and two feature wall lights.

### Reception Room Two

14'10 x 14'6 (4.52m x 4.42m)

UPVC double glazed window, central heating radiator, dado rail, under stairs storage, spotlights and door to kitchen.

### Kitchen

11'3 x 5'10 (3.43m x 1.78m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven with five ring gas hob, tiled splash back and extractor hood, space for fridge freezer and washing machine and door to rear.

## First Floor

### Landing

14'11 x 4'5 (4.55m x 1.35m)

Spotlights, loft access, dado rail, doors to three bedrooms and bathroom.

### Bedroom One

11'8 x 9'1 (3.56m x 2.77m)

UPVC double glazed window, central heating radiator and door to dressing room.

### Dressing Room

10'4 x 5'9 (3.15m x 1.75m)

UPVC double glazed window, central heating radiator, access to boiler and partial coving.

### Bedroom Two

13' x 8'10 (3.96m x 2.69m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'11 x 5'7 (3.94m x 1.70m)

UPVC double glazed window and central heating radiator.

### Bathroom

11'11 x 4'8 (3.63m x 1.42m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, panel bath with electric feed shower, low flush WC and part tiled elevation.

## External

### Rear

Enclosed yard with slate chippings, shed and gate to shared access road.

### Front

Courtyard and hedge.



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