



Woodend, Shaw, Oldham

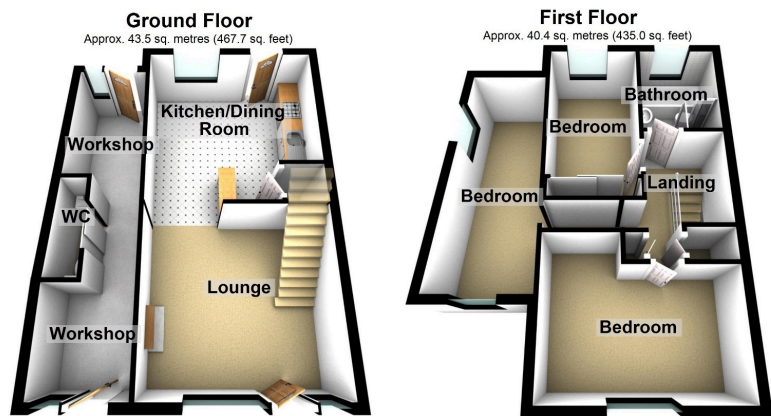
Offers Over £200,000

3 1 1



- Extended Stone Cottage
- Beautiful, Tucked Away Location
- Lovely Lawned Garden To The Front
- Courtyard Garden To The Rear
- Three Bedrooms
- In Need Of Full Modernisation
- Large Workshop & W.C.
- EPC Rating - D

An amazing opportunity to acquire this extended, stone cottage located in this beautiful tucked away spot. Steeped in history and boasting a lovely frontal garden, viewing is highly recommended. Accommodation briefly comprises of: lounge and kitchen/diner to the ground floor and to the first floor three bedrooms and a bathroom. To the side of the property there is a front to back workshop and w.c. Externally there is a lovely garden to the front, an open courtyard to the rear and on road parking. The property is in need of full modernisation.



Total area: approx. 83.9 sq. metres (902.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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