



Green Park View

Moorside, Oldham

REDUCED £273,000

- Detached Family Home
- Two Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Four Bedrooms, Master En-suite
- Large Driveway & Garage
- Private Rear Garden
- EPC Rating - D



Located in this small select cul de sac is this lovely four bedroom detached family home offered for sale with no chain. This lovely property boasts a fantastic 23ft conservatory with amazing farmland views. Accommodation comprises: entrance hallway, cloakroom, lounge, dining room, kitchen, utility room, conservatory, four bedrooms (master en-suite) and a family bathroom. Externally a private rear garden, and a driveway and garage providing off road parking for up to five cars. The property is ideally situated close to local shops, amenities and public transport links.

ENTRANCE HALLWAY

With Composite entrance door, Karndean floor covering, radiator.

LOUNGE

17' 2" x 10' 5" (5.23m x 3.18m) With front aspect uPVC double glazed window with blinds, Karndean floor covering, TV point, gas fire with stone hearth and surround, radiator.

CLOAKROOM

5' 5" x 4' 6" (1.65m x 1.37m) Fitted with a two piece suite comprising low level w.c., wash hand basin with mixer tap, extractor fan, tiled floor covering, radiator.

UTILITY ROOM

6' 9" x 5' 6" (2.06m x 1.68m) With fitted wall and base units, worktops, stainless steel sink unit with mixer tap, plumbed for a washing machine, tiled floor covering, composite stable door leading into the garage.

KITCHEN

11' 7" x 8' 5" (3.53m x 2.57m) With fitted wall and base units, worktops, integrated dishwasher and fridge/freezer, double oven, gas hob, extractor fan, one and a quarter bowl stainless steel sink unit with mixer tap, radiator, tiled floor covering, door opening into the conservatory.

DINING ROOM

10' 1" x 10' 5" (3.07m x 3.18m) With Karndean floor covering, radiator, coving, Oak doors leading into the conservatory.

CONSERVATORY

23' 8" x 13' 6" (7.21m x 4.11m) uPVC double glazed constructed conservatory with amazing views, French doors into the garden, TV point, air conditioning, laminate floor covering, two radiators.

LANDING

With storage cupboard, access via a ladder to a loft with light and power.

BEDROOM ONE

14' 5" x 8' 6" (4.39m x 2.59m) With front aspect uPVC double glazed window, fitted carpeting, radiator, a range of fitted wardrobes, TV point.

ENSUITE

Fitted with a three piece suite comprising a large shower cubicle, low level w.c., inset sink unit with storage cupboard below, spotlighting.

BEDROOM TWO

10' 4" x 7' 8" (3.15m x 2.34m) With uPVC double glazed window with views, fitted carpeting, radiator, fitted wardrobes.

BEDROOM THREE

8' 7" x 7' 9" (2.62m x 2.36m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM FOUR

8' 7" x 5' 5" (2.62m x 1.65m) With rear aspect uPVC double glazed window with views, fitted carpeting, radiator.

BATHROOM

9' 9" x 7' 9" (2.97m x 2.36m) Fitted with a three piece suite in white comprising corner bath, inset sink unit with mixer tap and storage cupboard below, low level w.c., low level w.c., tiled floor covering, radiator, obscure uPVC double glazed window.

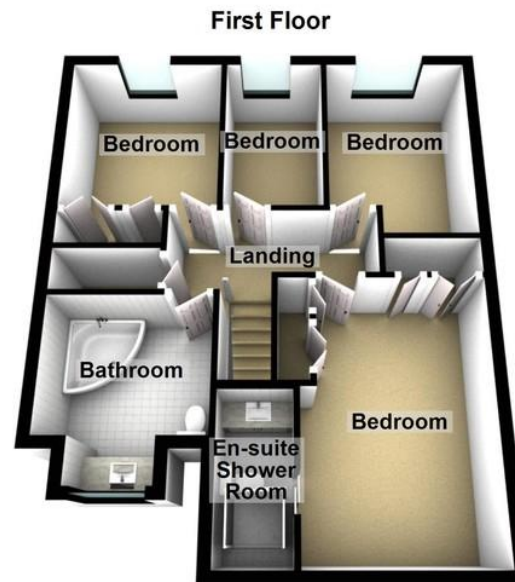
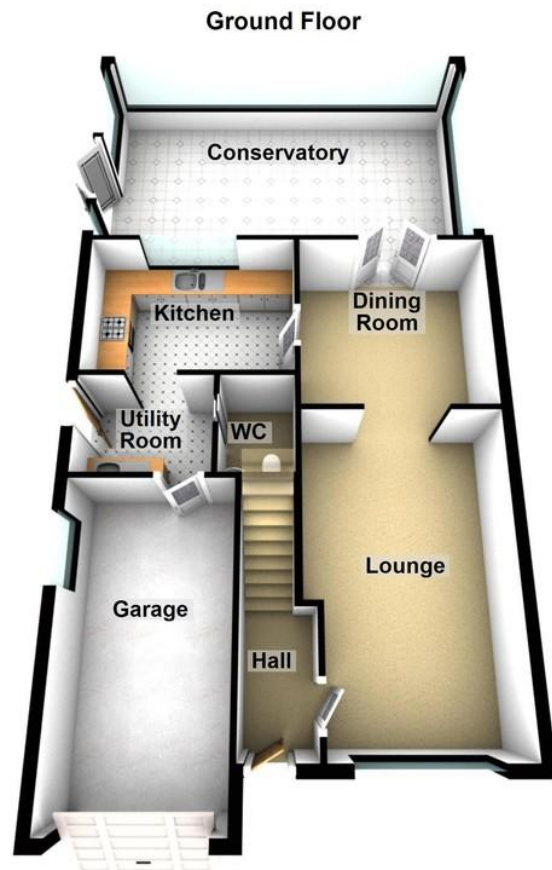
GARAGE

16' 6" x 8' 0" (5.03m x 2.44m) With up and over door, light, power, loft access, Potterton boiler, door leading into the utility room.

EXTERNALLY

To the front of the property there is a block paved driveway providing off road parking for up to five cars leading to the integral garage. The rear garden has amazing views overlooking farmland, a lawn area, Indian stone patio area and decking.





ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB. This property appears to be within the vicinity of the Great Manchester Spatial Framework. More information and maps can be seen on the OMBC website.

This is the link to the OMBC website.
https://www.oldham.gov.uk/downloads/download/1101/proposed_strategic_allocations_plans

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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