



Haven Lane  
Moorside, Oldham

Offers In Excess Of £189,950

- Semi Detached House
- Two Double Bedrooms
- Large Kitchen/Dining Room
- Open Farmland Views
- Shaker Open Plan Kitchen
- Garage and Parking
- uPVC windows/ Combi boiler
- EPC Rating - E





Offered with NO CHAIN is this delightful two bedroom (with the potential for a third bedroom) semi detached home with searching views over open farmland in the desirable area of Moorside with easy access to local shops, schools and public transport. The property benefits from a new roof and new uPVC gutters and soffits. The property has also recently been rewired. The property also benefits from a full alarm system and a 4 camera CCTV system with remote access.

Accommodation comprising: Entrance porch, hallway, lounge, kitchen/dining room, utility area (externally), two double bedrooms and a bathroom. Externally an enclosed lawned rear garden, shared driveway with parking space and a garage to the rear. Call us today to arrange a viewing of this lovely home.

#### PORCH

French uPVC doors, concrete floor, uPVC door to entrance hall.

#### ENTRANCE HALL

Carpeted, radiator and stairs to the first floor.

#### LOUNGE

14' 6" x 13' 9" (4.42m x 4.19m) Front aspect with uPVC bay window, carpeted, radiator x two, coved, TV point, telephone point, electric fire with surround and hearth.

#### KITCHEN/DINING ROOM

17' 7" x 10' 6" (5.36m x 3.2m) Rear aspect. An array of Shaker eye and base level units with contrasting roll top work tops, stainless steel sink unit with mixer taps, carpeted in the dining and oak flooring in the kitchen area, two radiators, integrated fridge, spotlights, Flavel freestanding oven/hob, under stairs cupboard with a uPVC

window, Main combi boiler, uPVC window with fitted blind, uPVC door to side and uPVC French doors to the rear.

#### UTILITY AREA

5' 10" x 4' 7" (1.78m x 1.4m) Brick built with access via French doors. Plumbing for a washing machine and space for a dryer and cupboards. Light, power and uPVC window.

#### LANDING

uPVC window with fitted blind, carpeted and loft access.

#### BEDROOM ONE

17' 7" x 11' 11" (5.36m x 3.63m) Front aspect with two uPVC windows, carpeted, built in wardrobes, drawers, cupboards over and radiator.

#### BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m) Rear aspect, uPVC window, and radiator, carpeted and built in cupboard.

#### BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m) Rear aspect, recently renovated and fitted with a white suite comprising; panel bath with shower over, tiled walls, vinyl floor covering, uPVC window with fitted blind, radiator and extractor fan.

#### EXTERNALLY

To the front is a small lawned garden with brick retaining wall, shared access driveway giving access to one car parking space. To the rear is a lovely lawned garden fully enclosed by panel fencing, side gate and a small block paved patio and LED lighting.

#### GARAGE

15' 8" x 9' 2" (4.78m x 2.79m) To the rear of the driveway with light, power and separate alarm system.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

#### COUNCIL BAND: C

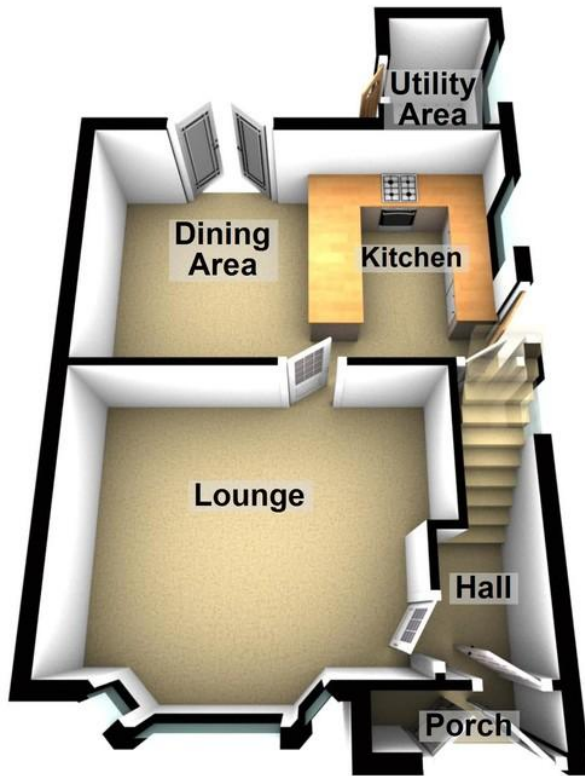
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTES

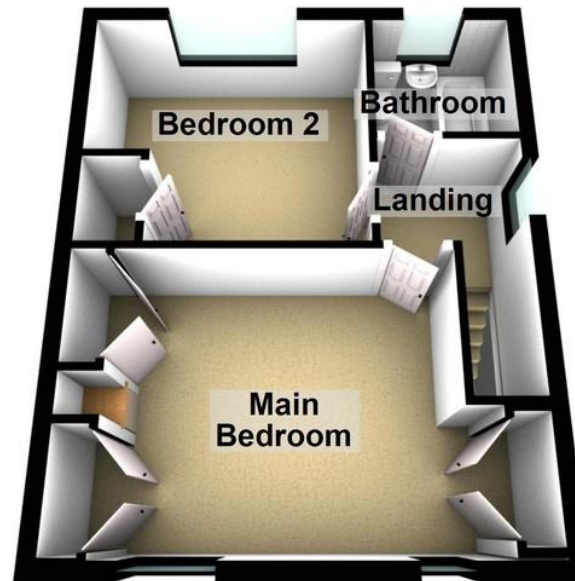
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst 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.



## Ground Floor



## First Floor



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