



Green Park View

Moorside, Oldham

£199,950

- Semi Detached House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Patio Garden with Extensive Views
- Off Road Parking
- Move In Condition
- uPVC DG & GCH
- EPC Rating - D



This is an attractive recently constructed three bedroom semi detached house in a quite cul de sac location just off Ripponden road within reach of all amenities and with views to rear across the Beal Valley towards Royton, Thornham and beyond. The well planned accommodation briefly comprises: hallway with ground floor w.c, kitchen to front, spacious lounge/dining room to rear leading onto patio styled garden with extensive views. There are three well planned, good sized bedrooms, master having en-suite dressing area that was previously an en-suite shower room that could be reconverted if required and a family bathroom at first floor level. The loft is boarded and the property has the benefit of gas central heating and uPVC double glazing and is in an attractive order throughout. Externally there is a garden to the front and off road parking to the side of the property. The property is in move in condition and viewing is strongly recommended.

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

HALLWAY

With uPVC entrance door, wall panelling, panelled staircase, part tiled/ carpeted flooring, radiator..

CLOAKROOM/ WC

Low level w.c with desinger wash hand basin and waterfall tap, uPVC double glazed window, tiled walls and flooring, radiator, spotlighting.

KITCHEN

8' 11" x 8' 4" (2.72m x 2.54m) With fitted wall and base

units with inset stainless sink unit, plumbed for automatic washer and dryer, built in oven and gas hob with extractor hood, glow worm combi boiler, bay uPVC window and fitted blind.

LOUNGE/DINING ROOM

16' 9" x 15' 8" (5.13m x 4.78m (max)) Spacious private lounge to rear with uPVC French doors leading onto decking style garden with extensive views over open farmland, TV recess, 2 x radiators, fitted carpeting and oak flooring in the dining area, wall lights, wall panelling in dining area, under stairs cupboard.

STAIRS AND LANDING

With fitted carpeting, part panelled walls up the stairs.

BEDROOM I

10' 4" x 11' 1" (3.15m (max) x 3.40m) With fitted wardrobes and storage area, dressing area (could be

converted back into an en-suite shower room if required), two uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM 2

9' 4" x 9' 0" (2.84m x 2.74m) With uPVC double glazed window with views, fitted carpeting, radiator.

BEDROOM 3

12' 6" x 6' 4" (3.83m (max) x 1.95m) With uPVC double glazed window with views, fitted carpeting, radiator.

BATHROOM

Recently fitted white suite comprising white three piece suite with chrome fittings and shower over bath and shower screen, uPVC double glazed window, heated towel rail, sink unit with cupboards below, tiled walls and flooring, spotlighting.

LOFT

Boarded loft providing storage space.

EXTERNALLY

Externally there is a garden to the front and off road parking to the side of the property. To the rear is a delightful decked area with wonderful farmland views, recently built Pergola, recently fitted shed, gated side access, boundary fencing.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

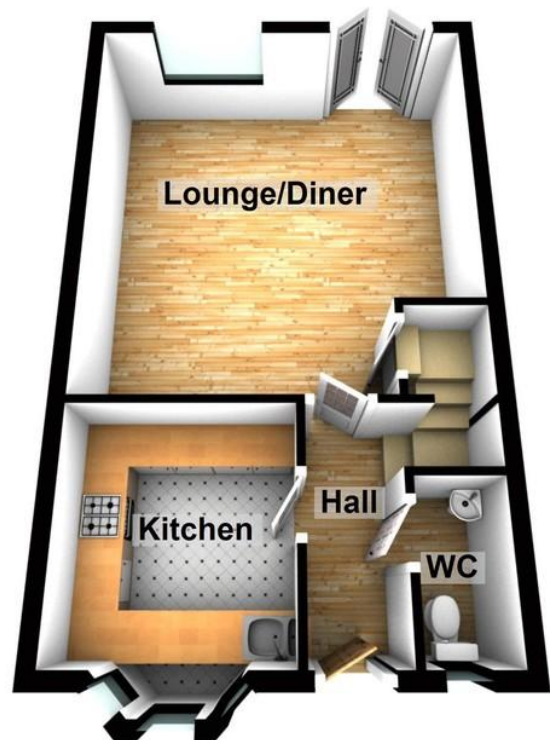
AGENTS NOTE

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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Saturday – Sunday 10am – 3pm