



**2 Goya Rise, Moorside, Oldham, OL1 4PT**  
**£139,995**

SEMI DETACHED | THREE BEDROOMS | LARGE GARDEN | IDEAL FOR A FTB | FREEHOLD | NO CHAIN |

The house on Goya Rise comprises of an entrance hall, lounge, kitchen diner, three bedrooms, separate bathroom & WC, and landing. The outside provides a decked forecourt and large rear garden. Viewing comes highly recommended.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

9'7 x 14'6 (2.92m x 4.42m)



#### BEDROOM TWO

7'6 x 8'2 (2.29m x 2.49m)



#### BEDROOM THREE

10'6 x 6'4 (3.20m x 1.93m)



#### KITCHEN DINER

11'3 x 15'1 (3.43m x 4.60m)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops.

### FIRST FLOOR

#### BEDROOM ONE

9'8 x 15'2 (2.95m x 4.62m)



### SEPARATE WC

2'4 x 5'3 (0.71m x 1.60m)



Low level WC.

### BATHROOM

5'1 x 5'1 (1.55m x 1.55m)



Two piece white suite.

### LANDING

### EXTERNALLY



Decked forecourt, large rear garden with a decked patio area.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

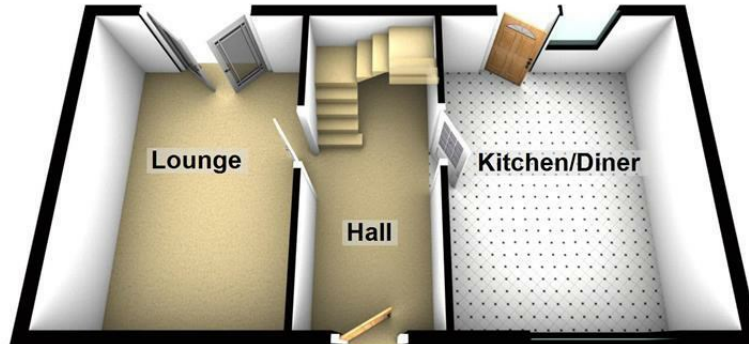
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Ground Floor



First Floor

