



Moor Street

Shaw, Oldham

£229,500

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Beautifully Fitted Bathroom
- Driveway & Garage
- Gardens To Front & Rear
- Close To Shaw Centre
- EPC Rating - TBC



Offered for sale is this superbly presented, three bedroom, detached family home located within walking distance of Shaw Town centre. Accommodation briefly comprises of: entrance porch, hallway, lounge/dining room, dining room/bedroom four, kitchen, good size landing, three bedrooms and a beautifully presented family bathroom. Externally a enclosed rear garden, driveway to the front and garage. Local schools and amenities are all within easy reach as is the Metrolink station providing easy access to Oldham, Rochdale and Manchester centres.

#### ENTRANCE PORCH

uPVC double glazed construction, fitted carpeting.

#### HALLWAY

With uPVC door, fitted carpeting, radiator, under stairs storage cupboard, uPVC double glazed window.

#### LOUNGE/DINING ROOM



19' 3" x 13' 3" (5.87m x 4.04m) With rear aspect uPVC double glazed window with fitted blinds and uPVC double glazed French doors with fitted blinds, fitted carpeting, TV point, two radiators, gas fire with surround and hearth, two fan lights, coved ceiling.

#### DINING ROOM/BEDROOM FOUR

9' 6" x 7' 8" (2.9m x 2.34m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, coved ceiling.

#### KITCHEN

14' 3" x 7' 2" (4.34m x 2.18m) A dual aspect room with an array of fitted wall and base units in white, contrasting work surfaces, four ring gas hob with oven under, stainless steel splash back and extractor fan over, under lights, one and a quarter bowl sink unit with mixer taps, integrated washer/dryer, radiator, spotlights, laminate floor covering, uPVC double glazed windows with fitted blinds and uPVC



door to side.

#### LANDING

Good size galleried landing with loft access, fitted carpeting, uPVC double glazed window with fitted blind.

#### BEDROOM ONE

12' 9" x 11' 9" (3.89m x 3.58m) With rear aspect uPVC double glazed window with fitted blind, radiator, fitted carpeting, TV point.

#### BEDROOM TWO

10' 9" x 9' 8" (3.28m x 2.95m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

### BEDROOM THREE

12' 2" x 7' 8" (3.71m x 2.34m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

### FAMILY BATHROOM

11' 7" x 5' 8" (3.53m x 1.73m) A beautifully constructed four piece suite in white comprising of: fitted panelled bath, large walk in shower, low level w.c, gorgeous floating sink unit with storage cupboards below and mixer taps, fully tiled walls and floor, ornate ceiling with sunken spotlights, radiator, two obscure uPVC double glazed windows.

### GARAGE

16' 4" x 8' 0" (4.98m x 2.44m) With light, power and Worcester combi boiler.

### EXTERNALLY

To the front of the property there is a lawn area with steps leading to the front door and a driveway providing off road

parking. To the rear and enclosed garden with a large patio area, Yorkshire stone walling, raised lawn area and gate leading to the side.

### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

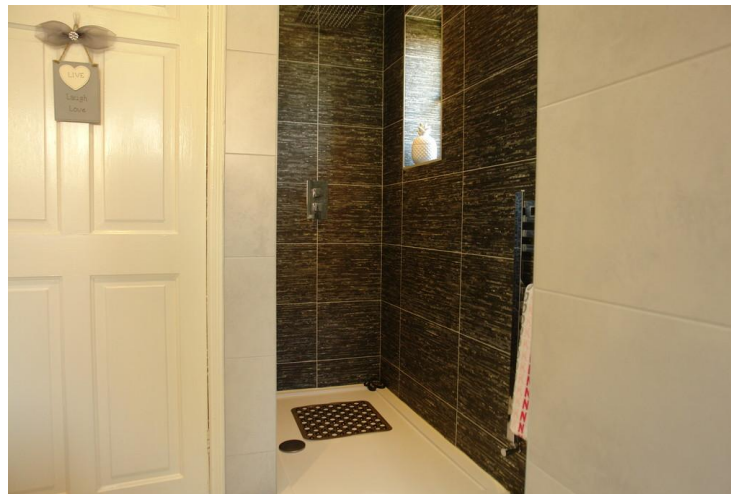
COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

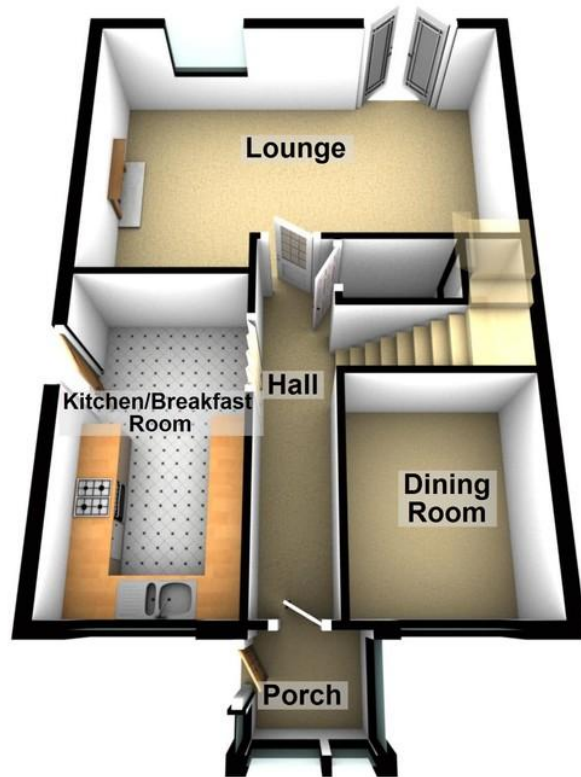
### AGENTS NOTE

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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