



6 Highmoor View, Waterhead, Oldham, OL4 2SL

£379,950

EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME | THREE RECEPTION ROOMS | ORANGERY | PRIVATE GARDEN | QUIET CUL-DE-SAC |

A spacious and versatile, four-bedroom detached family home, quietly positioned on Highmoor View in Waterhead.

Extended to provide an excellent range of living accommodation, the property offers three separate reception spaces, including a bright orangery, together with a generous kitchen/diner, utility room and downstairs WC. The layout provides plenty of flexibility for modern family life, entertaining, working from home or simply having separate spaces for everyone to enjoy.

Upstairs are four bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom. The fourth bedroom also offers useful flexibility as a home office, nursery, dressing room or occasional guest bedroom.

Externally, the property benefits from parking for two vehicles, a front garden and a private enclosed rear garden with decked patio, providing an attractive outdoor space for relaxing and entertaining.

Situated in a quiet cul-de-sac in Waterhead, the property combines a peaceful residential setting with convenient access to local amenities, schools and transport links.

A viewing is highly recommended to appreciate the size, flexibility and unusual range of living accommodation on offer.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

10'4 x 16'5 (3.15m x 5.00m)



SECOND LOUNGE

7'6 x 11'5 (2.29m x 3.48m)



KITCHEN DINER

22'1 x 11'7 (6.73m x 3.53m)



Single bowl sink unit, range cooker and extractor. A range of wall and base units with worktops.

UTILITY ROOM

GROUND FLOOR WC



Two piece white suite.

ORANGERY

12 x 13'1 (3.66m x 3.99m)



FIRST FLOOR

BEDROOM ONE

14'4 x 11'4 (4.37m x 3.45m)



EN-SUITE

4'5 x 7'3 (1.35m x 2.21m)



Shower cubicle, two piece white suite.

BEDROOM TWO

8 x 10'8 (2.44m x 3.25m)



BEDROOM THREE

7'1 x 10'8 (2.16m x 3.25m)



BEDROOM FOUR

5'8 x 8'8 (1.73m x 2.64m)



BATHROOM & WC

8'5 x 5'5 (2.57m x 1.65m)



Three piece white suite. Fully tiled.

LANDING

EXTERNALLY



Front garden and parking for 2 cars at the front. The rear is private with a decked patio area and garden.

SERVICES -

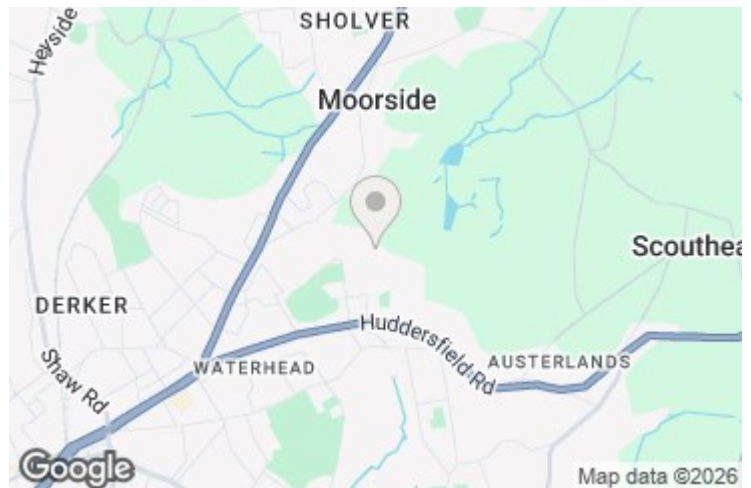
All main services are installed.

IMPORTANT NOTICE -

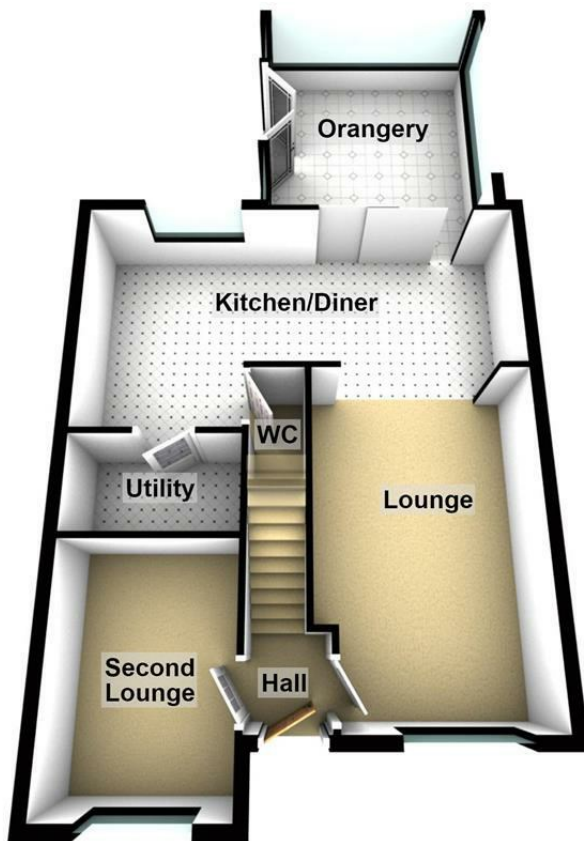
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

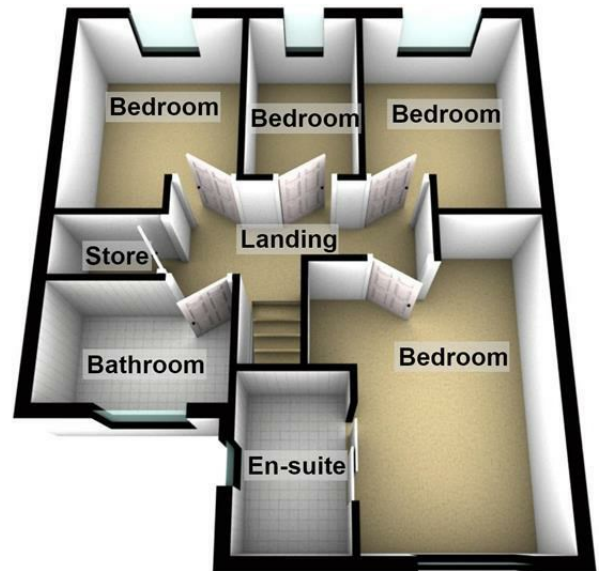
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		