

## 16 Green Park View, Moorside



This stunning 4 bedroom family home has a 2-vehicle driveway, 3 reception rooms, a utility room, downstairs WC, and the main bedroom has a dedicated ensuite. There are beautiful, good sized gardens to both the front and rear, and the property is in a fantastic, ready-to-move-into condition throughout. It is located in Moorside, within easy reach of local amenities including shops, pubs/restaurants, walking routes, transport links to Oldham & Manchester, good local schools, Stoneleigh Park, and Waterhead Park. This is a gorgeous property with a lot to offer, and in-person viewing is highly recommended!

Leasehold 999 years from 2000   EPC rating C   Council tax band D

# £339,995

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## Description

<b>Porch</b>
The front door opens into the porch, which leads through to the hall.
<b>Entrance Hall</b>
The hall provides access to the lounge, and stairs rise to the 1st floor landing.
<b>Lounge 4.82m (15' 10") x 3.18m (10' 5")</b>
This good-sized lounge overlooks the front garden, and an open arch leads through to the dining room, giving views of the back garden through the French doors. There is plenty of space to accommodate a suite with a range of occasional furniture, and it has a gas fireplace (which is serviced annually).
<b>Dining Room 3.25m (10' 8") x 3.16m (10' 4")</b>
The dining room leads through to the kitchen, and French doors open out onto the patio area of the back garden. There is plenty of space to accommodate dining furniture for 6+ people, along with occasional furniture.
<b>Kitchen 3.96m (13' 0") x 3.62m (11' 11")</b>
This attractive modern kitchen includes: fridge/freezer; 2x electric ovens; gas hob; extractor hood above; dishwasher; integrated under-counter fridge; sink with draining board; and a range of cupboards/drawers. A door opens onto the side of the property, and further doors lead to the utility room, and the downstairs WC.
<b>Downstairs WC</b>
Accessed from the kitchen, this room has: WC; pedestal wash hand basin; glass shelf above; a towel rail.
<b>Utility Room 2.59m (8' 6") x 1.25m (4' 1")</b>
Accessed from the kitchen and leading through to the sitting room, the utility room has space (and plumbing/electrical facilities) for a washer and dryer on one side, and storage shelves/extra appliances on the other.
<b>Sitting Room 3.67m (12' 0") x 2.37m (7' 9")</b>
The sitting room is accessed from the utility room, and it is large enough to suit a range of purposes. A window overlooks the front garden.
<b>Stairs and Landing</b>
Stairs from the hall rise to the 1st floor landing, which provides access to all 4 bedrooms and the family bathroom. The loft hatch is located here, and the loft is boarded with lighting. There is also an integrated airing cupboard.
<b>Main Bedroom 3.84m (12' 7") x 3.17m (10' 5")</b>
The main bedroom is large enough to accommodate a king sized bed with other furniture, and it comes with a dedicated ensuite, a 3-door fitted wardrobe, and matching 6-drawer unit.
<b>En Suite to the Main Bedroom</b>
The main bedroom's ensuite includes: WC; wash hand basin; cupboards beneath; mirror; enclosed shower; heated towel rail.

**Bedroom 2 2.74m (9' 0") x 2.41m (7' 11")**

The 2nd bedroom is large enough to accommodate a double bed with other furniture, and it includes a 3-door fitted wardrobe.

**Bedroom 3 2.78m (9' 1") x 2.38m (7' 10")**

The 3rd bedroom is also large enough to accommodate a double bed with other furniture, and it includes a 3-door fitted wardrobe.

**Bedroom 4 2.86m (9' 5") x 1.66m (5' 5")**

The 4th bedroom is large enough to accommodate a single bed with other furniture.

**Bathroom**

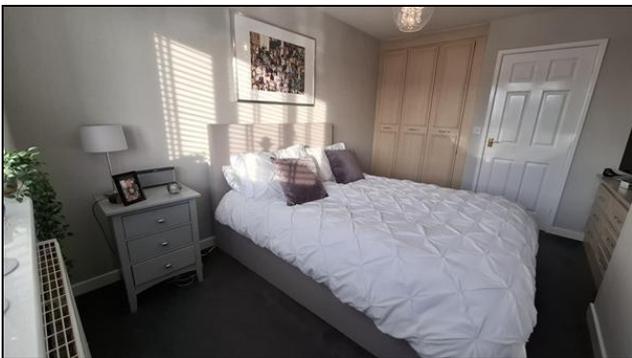
The family bathroom includes: WC; large corner bath with mixer tap; wash hand basin; cupboard beneath; and an integrated cupboard.

**Externally**

The garden features beautiful mature gardens to both the front and back of the property. To the front there is a driveway with enough space to park 2 vehicles, and side gates provide access between front and rear, plus access to the shed.

The back garden is part paved and part lawned, providing an ideal space to accommodate outdoor seating/dining furniture to make the most of good weather.





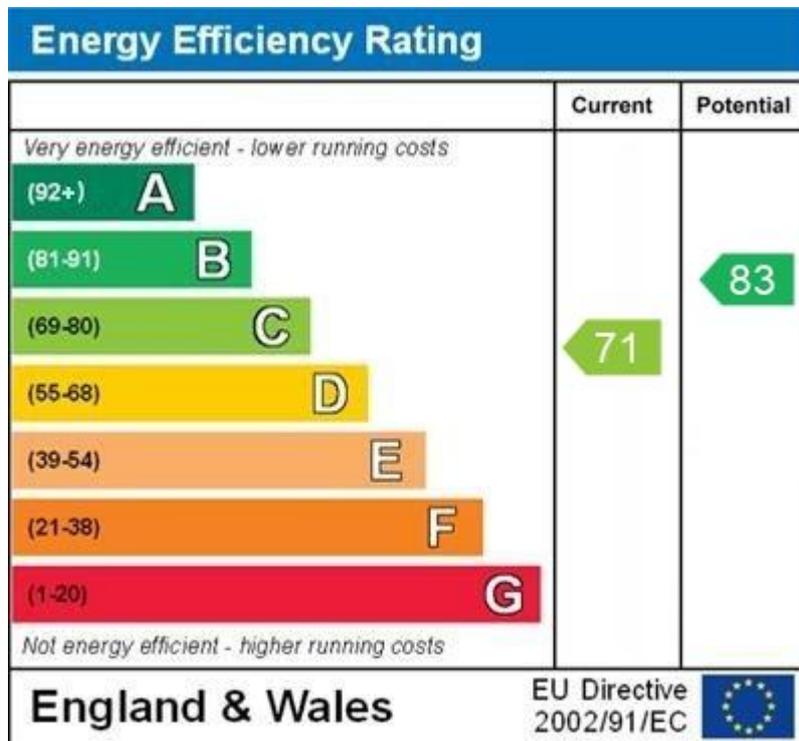


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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