



6 Highmoor View, Waterhead, Oldham, OL4 2SL
£379,950

DETACHED HOUSE | THREE RECEPTION ROOMS | FOUR BEDROOMS | TWO BATH/SHOWER ROOMS |

In a cul-de-sac, the house on Highmoor View comprises of an entrance hall, lounge, second lounge, open plan kitchen diner, utility room, ground floor WC, Orangery, four bedrooms, the master with an en-suite shower room, family bathroom and landing. The outside reveals a front garden and parking for 2 cars. The rear provides a decked patio area and private rear garden. Located in the popular area of Waterhead close to local amenities, schools and public transport. VIEWING COMES HIGHLY RECOMMENDED.

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

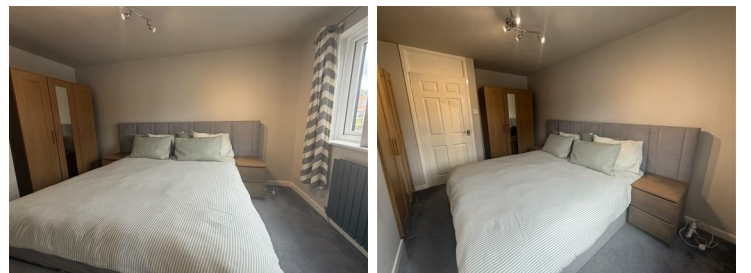
12 x 13'1 (3.66m x 3.99m)



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)



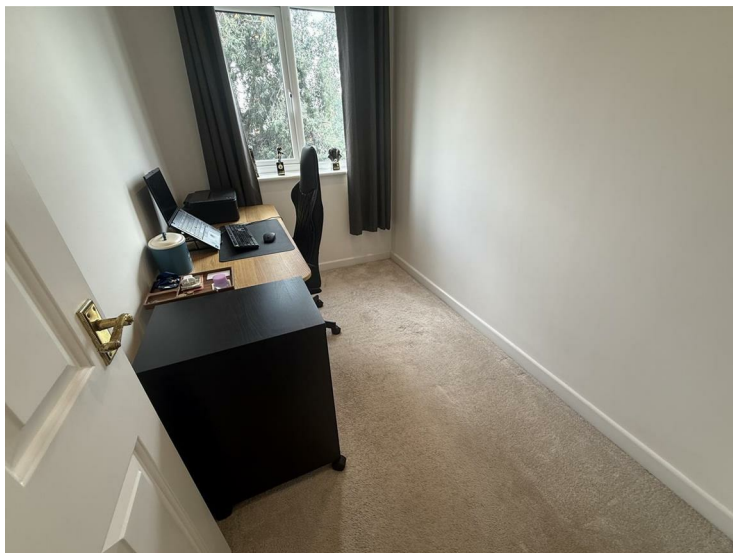
BEDROOM THREE

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 -

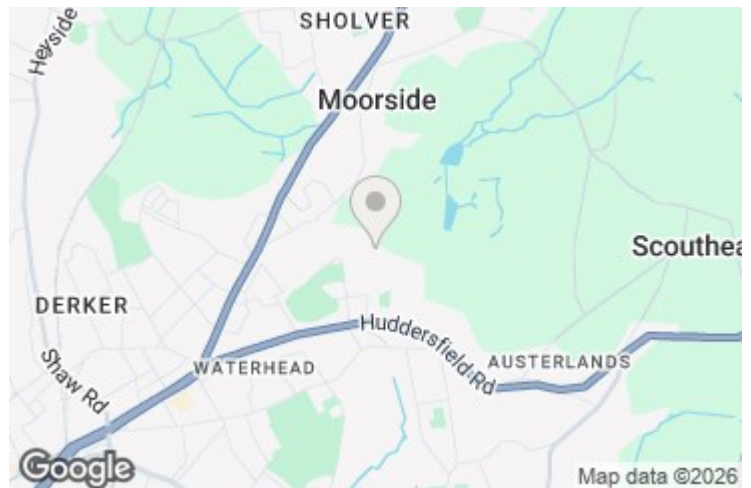
All main services are installed.

IMPORTANT NOTICE -

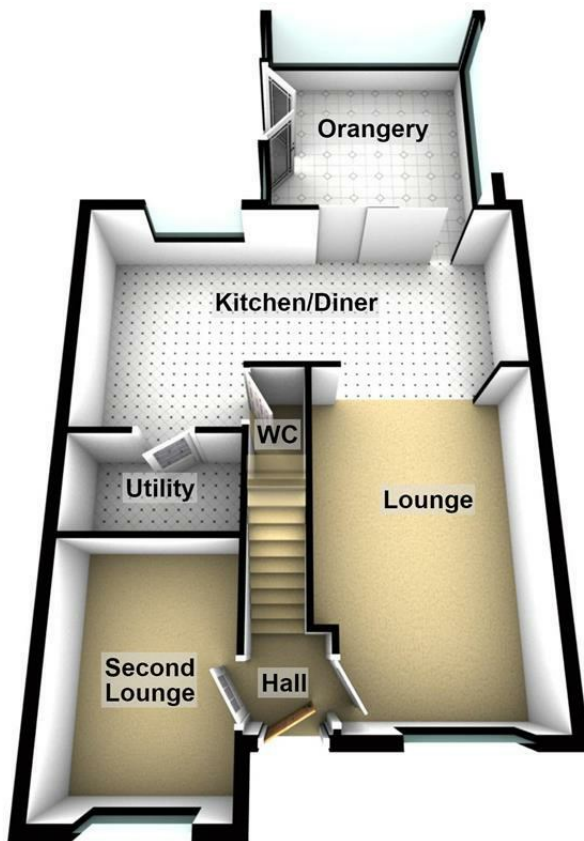
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

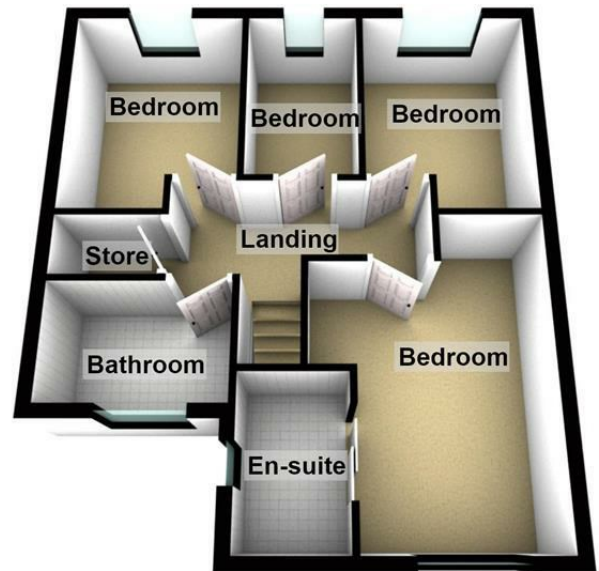
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 		

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