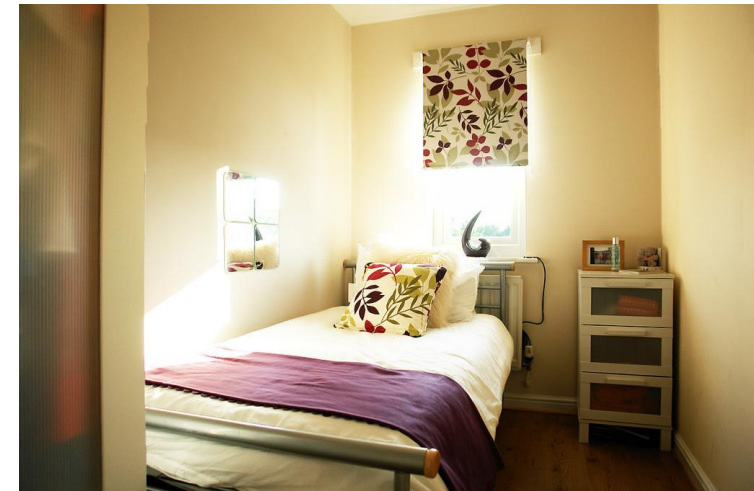




37 Moorwood Drive  
Oldham

£142,950

- Semi Detached House
- Lounge
- Modern Dining Kitchen
- Conservatory
- Four Bedrooms
- Driveway Parking
- Well Presented
- EPC Rating - D



A beautifully presented spacious four bed semi-detached house briefly comprising of a porch, downstairs cloak/w.c, lounge, dining kitchen and conservatory to the ground floor and four bedrooms and a bathroom to the first floor. There are gardens to the front, back and side and a tarmac and gravel driveway. The property is within easy reach of both Oldham and Ashton town centres.

#### ENTRANCE PORCH

With uPVC double glazed door, tiled floor and radiator.

#### CLOAKS/WC

Two piece suite comprising of low level w.c and wash hand basin.

#### LOUNGE

18' 5" x 14' 9" (5.61m x 4.5m) With fitted carpet, radiator, electric coal effect fire with surround, window and open plan stairs leading to the first floor.

#### KITCHEN/DINER

14' 5" x 10' 8" (4.39m x 3.25m) Modern kitchen with fitted wall and base units, worktops, electric oven, induction hob, extractor fan, sink unit, plumbing for a washing machine and dishwasher, pantry storage cupboard, vinyl floor covering, radiator and uPVC French doors leading into the conservatory.

#### CONSERVATORY

11' 0" x 9' 3" (3.35m x 2.82m) With laminate floor covering, uPVC French doors and window blinds.

#### LANDING

With fitted carpet, airing cupboard and loft access.

#### BEDROOM ONE

13' 3" x 8' 5" (4.04m x 2.57m) With fitted carpet, radiator and window.

#### BEDROOM TWO

10' 0" x 8' 6" (3.05m x 2.59m) With fitted carpet, radiator and window.

#### BEDROOM THREE

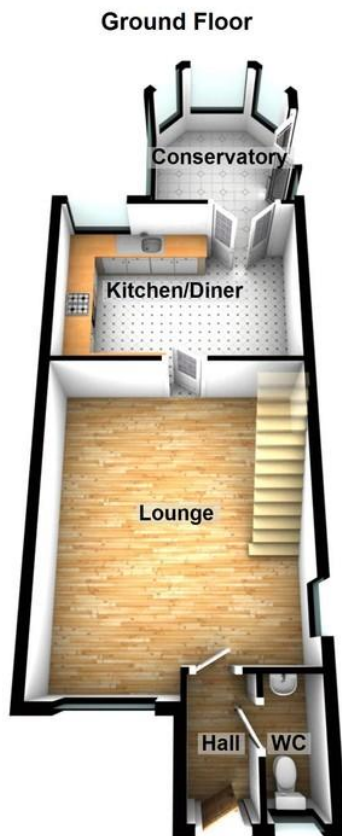
10' 1" x 5' 10" (3.07m x 1.78m) With laminate floor covering, radiator and window with blinds.

#### BEDROOM FOUR

7' 3" x 6' 9" (2.21m x 2.06m) With fitted carpet, radiator and window with blinds.

#### BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m) Three piece white suite comprising of bath, w.c, glass sink, vanity unit, radiator, tiled walls and vinyl floor covering.



#### EXTERNALLY

To the front of the property is a stone gravel garden with a tarmac and gravel driveway, to the rear there is a flagged patio area and a lawned garden with flower borders. To the side there is a flagged area with a wooden shed.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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