



6 Sunfield Avenue, Moorside OL4 2NH

£250,000

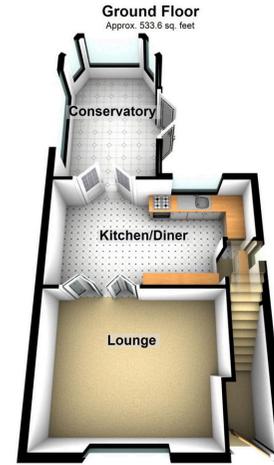
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- Semi Detached Property
- Three Bedrooms
- Conservatory
- Ideal Family Home
- Good Size Garden
- Driveway and Garage
- EPC - C



Situated in the ever popular Moorside area of Oldham just off Turf Pitt Lane is this three bedroom semi detached property, located close to well regarded local schools, shops, amenities and public transport links. Offered for sale providing a superb young or growing family home the living space comprises, to the ground floor, entrance hall, lounge, modern kitchen diner with useful storage/utility area plus a conservatory. Off the first floor landing there are three bedrooms (Two doubles and a single, two bedrooms with fitted wardrobes) and a family bathroom. Externally the property sits on a good size plot with a lawn to the front and driveway leading to a detached single garage, whilst to the rear a low maintenance garden with various patio areas. The property also benefits from GCH and double glazing.





Total area: approx. 918.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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