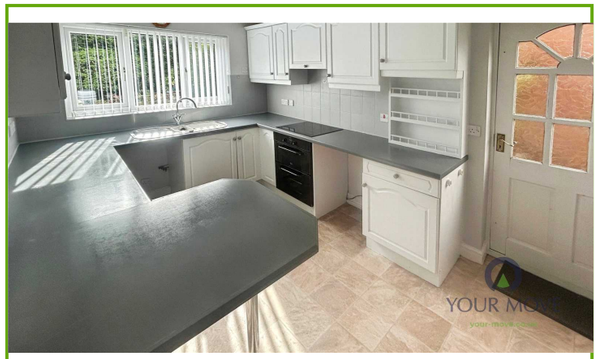
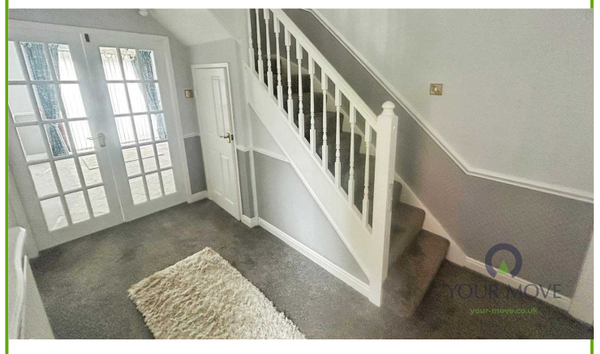




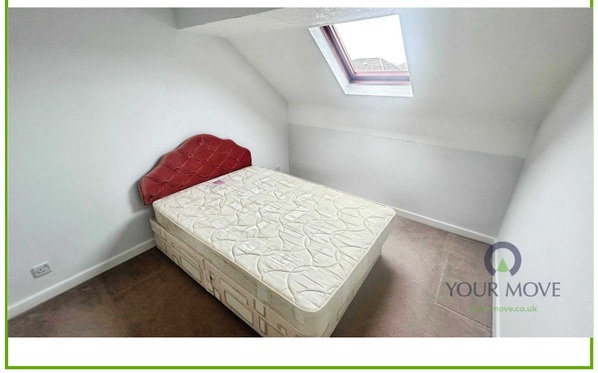
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Spinners Way, Oldham, Greater Manchester, OL4

Asking Price: £335,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Spinners Way, Oldham, Greater Manchester, OL4

Asking Price: £335,000 Tenure: Freehold

Council Tax Band: D EPC Rating: D Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This elegant detached home offers spacious and versatile accommodation, perfect for a growing family. With four bedrooms, two reception rooms, and a large, private rear garden that is not overlooked, this property combines traditional charm with practical family living.

Lounge
18'6" x 10'9" (5.64m x 3.28m)
The generously proportioned lounge is designed for comfort and versatility. Large windows allow for plenty of natural light, enhancing the sense of space and creating a bright, airy atmosphere. Whether you're relaxing with the family, hosting friends, or enjoying a quiet evening in, this room provides a perfect setting. The layout offers flexibility for various furniture arrangements, allowing the space to adapt to your lifestyle.

Dining Room
11'11" x 9' (3.63m x 2.74m)
Located just off the kitchen, the separate dining room offers a formal space for family meals and entertaining. Patio doors open directly onto the rear garden, allowing for an effortless transition between indoor and outdoor living. This seamless flow is ideal for summer dining, parties, or simply enjoying views of the garden while you eat. The room is spacious enough to accommodate a large dining table and additional furniture, making it a true hub for family life.

Kitchen
12'2" x 8'8" (3.7m x 2.64m)
The well-designed kitchen offers both style and practicality, with ample worktop space, a range of storage units, and room for essential appliances. Its layout allows for efficient cooking and meal preparation, while also providing easy access to the dining room. This thoughtful arrangement makes everyday routines more convenient. The kitchen also benefits from natural light and could easily be personalised to suit individual tastes and needs.

Downstairs WC
Conveniently located off the main hallway, the ground floor cloakroom is fitted with a modern WC and washbasin. This thoughtfully designed space enhances everyday practicality and provides added convenience.

Garage
The property also benefits from an integral single garage, accessible from the front driveway and kitchen. It offers secure storage or parking and could potentially be converted (subject to planning permission) to suit a variety of needs such as a home office, gym, or utility area.

Bedroom 1
13'11" x 10'5" (4.24m x 3.18m)
Upstairs, the main bedroom is a spacious and comfortable retreat. It features built-in wardrobes and a private en-suite shower room, complete with a shower enclosure, WC, and washbasin. This room offers both luxury and practicality, providing a peaceful haven at the end of a busy day.

Bedroom 2
12'3" x 7'9" (3.73m x 2.36m)
Another generously sized double bedroom, ideal for a child, teenager, or guest room. With ample space for a double bed and furniture, this room also benefits from a pleasant view of the rear garden.

Bedroom 3
10'10" x 9'4" (3.3m x 2.84m)
A further spacious double bedroom located at the front of the property. This room could also function well as a home office or hobby room, depending on your family's needs.

Bedroom 4
10'8" x 7'8" (3.25m x 2.34m)
The fourth bedroom is also a comfortable double and offers flexibility for use as a nursery, guest room, or workspace. Like the others, it is well-proportioned and filled with natural light.

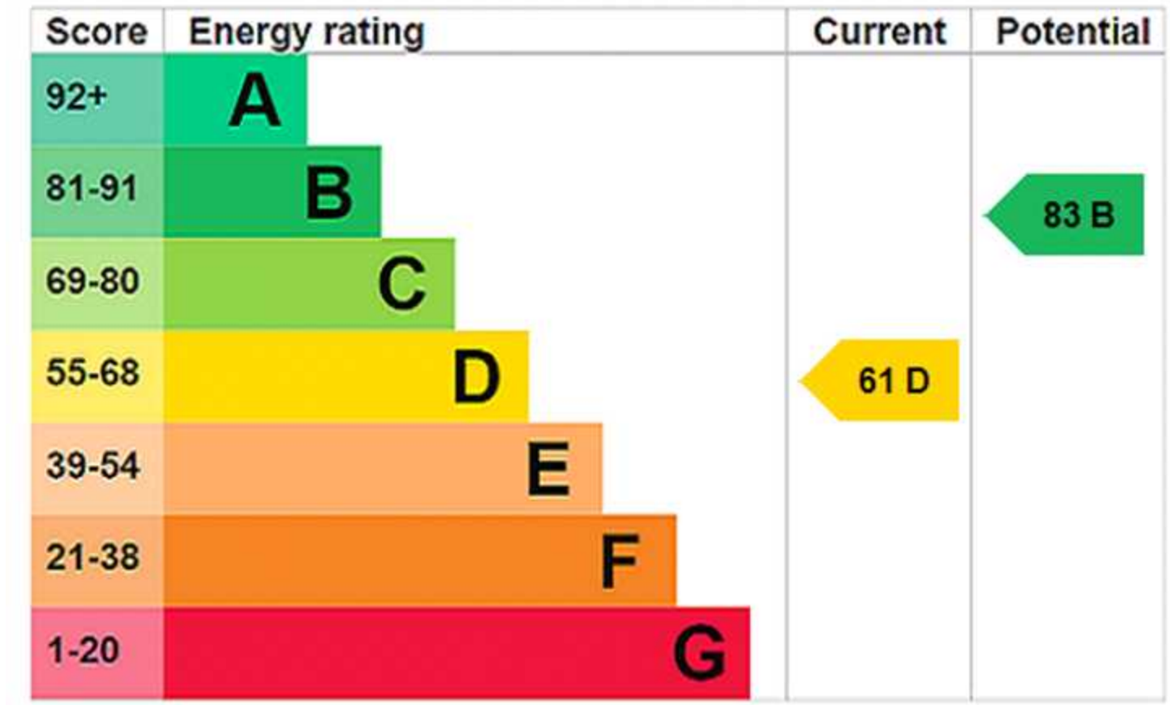
Family bathroom
29'6" x 5'9" (9m x 1.75m)
Serving bedrooms two, three, and four, the family bathroom is modern and well-equipped. It includes a bathtub with shower over, a WC, and a washbasin — ideal for busy mornings or relaxing evenings.

Garden
One of the standout features of this property is the large, private rear garden that is not overlooked. The space includes a generous lawn and a patio area – perfect for outdoor dining, children's play, or gardening enthusiasts. Its privacy and size make it ideal for family life, offering a secure and peaceful outdoor escape.

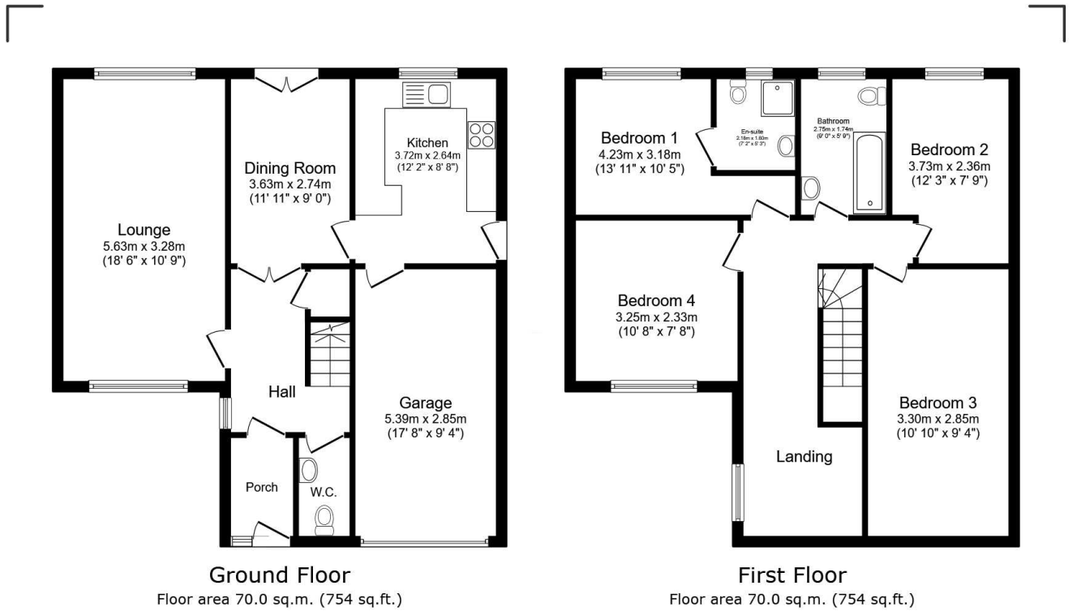
Area and local amenities
Situated in one of Moorside's most desirable residential areas this home enjoys an exceptional location that balances everyday convenience with access to green spaces and countryside. Families are particularly well catered for, with a number of well-regarded schools close by. St Thomas Moorside Church of England Primary School, rated 'Good' by Ofsted, is just a short walk away and is a popular choice for younger children.For secondary education, Waterhead Academy is approximately 1.2 miles from the property and offers a broad curriculum, while Crompton House Church of England Academy and E-ACT Royton & Crompton Academy are both within a short drive and serve the wider area.

Local amenities are plentiful, with everyday shopping needs met by nearby convenience stores, supermarkets, and local retailers. Moorside also benefits from accessible healthcare services, located less than a miles away

Transport connections are excellent, with regular bus services providing easy access to Oldham town centre and surrounding areas. The road network connects efficiently to the A62 and M60, allowing for straightforward commutes into Manchester and neighbouring towns. While the nearest train station is a short drive away, the property remains well positioned for those who travel by public transport or car.



For full EPC please contact the branch.



Total floor area: 140.0 sq.m. (1,507 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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