



602 Ripponden Road Oldham, OL4 2LN

2 bedroom mid terraced house in Moorside. This property is being sold with tenant in situ and briefly comprises; entrance vestibule, lounge and modern fitted kitchen to the ground floor with 2 good size bedrooms and a bathroom to the first floor. To the rear is a yard with a raised deck area. Complete with combi boiler, central heating and double glazing, this property represents a good investment for someone who wants to start earning rental income straight away. Moorside is situated close to Oldham Town Centre and is serviced by the local Metrolink network along with ease of access to the M62 and M60 motorway network. Good local schools are within walking distance.



2 bedrooms

Fitted bathroom

Rear yard

Modern fitted kitchen

Large lounge

Tenant in situ

£123,000

Lounge 14' 10" x 14' 9" (4.53m x 4.50m)

Entrance vestibule, door to the kitchen and stairs to the first floor accommodation.

Kitchen 8' 6" x 14' 10" (2.59m x 4.51m)

Modern cream gloss base and wall cabinets with wood effect worktops. Integrated oven, hob and extractor fan. Space for fridge freezer and dining table. Plumbed for automatic washing machine. Stable door leads out to the rear yard.

Bedroom 1 11' 7" x 16' 1" (3.52m x 4.91m)

Generous double bedroom with built in storage cupboard.

Bedroom 2 5' 5" x 6' 1" (1.65m x 1.85m)

Single bedroom to the rear elevation.

Bathroom 5' 5" x 6' 1" (1.65m x 1.85m)

Panel bath with shower above, pedestal wash hand basin and w/c. Part tiled walls.

Rear yard

Part deck yard with a grassy area. Pathway provides access for neighbours for bins.

Council tax

Band A

EPC

Grade D

Investors

Please speak to our Lettings Department to find out details on this sitting tenant. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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.
Made with Metropix 12023

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

