



## 17 Rishworth Rise Oldham, OL2 7QA

Rishworth Rise is a very popular location due to its position and convenient access to a good variety of local amenities. This property is offered for sale with no onward chain and is extended which offers more than the usual small one bed bungalows. The property also is built on a good sized plot with off street parking, garage and garden to the front and a surprisingly spacious garden to the rear. The layout in brief comprises entrance hallway, very generous lounge, shower room, double bedroom and fitted kitchen. Viewing highly recommended realistically priced. EPC D



**£179,950**

**Entrance Hallway** 5' 5" x 3' 2"  
(1.65m x 0.96m)

Fitted carpet, radiator, loft hatch.

**Bedroom** 13' 1" x 8' 6" (3.98m x 2.59m)

Fitted with a range of wardrobes, fitted carpet, radiator, power points, storage cupboard with combi boiler, double glazed window to rear.

**Bathroom/w.c** 6' 0" x 5' 2" (1.83m x 1.57m)

Fitted with a three piece suite comprising deep panelled bath with shower over, low flush w.c. wash hand basin, vinyl flooring, double glazed window to front

**Lounge/Dining room** 19' 6" x 12' 0"  
(5.94m x 3.65m)

Fitted carpet, radiator, radiator, power points, double glazed window to front, open fire with feature surround, wall lights, coving, double glazed window to front

**Kitchen** 9' 9" x 8' 6" (2.97m x 2.59m)

Fitted with a matching range of wall and base units, stainless steel sink

unit, radiator, fitted electric oven, electric hob, radiator, power points, circular window to rear, double glaze window to rear, door to rear garden.

**Garage** 17' 4" x 9' 4" (5.28m x 2.84m)

Split garage, front up and over door fitted tap, rear section has lighting, power points and double glazed window and door to rear.

**Externally**

The property has a drive to the front leading to a garage and a very spacious garden to the rear.



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.

# Energy performance certificate (EPC)

17 Rishworth Rise Shaw OLDHAM OL2 7QA	Energy rating <b>D</b>	Valid until: <b>30 March 2034</b>
		Certificate number: <b>5834-7527-8300-0248-6226</b>

Property type	Semi-detached bungalow
Total floor area	48 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	61 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		