

Tel: 01706 396200

Email: office@cornerstoneonline.co.uk











391 Ripponden Road Oldham. OL1 4JN

Situated in the sought-after area of Moorside, this versatile end-terraced home offers spacious accommodation with great potential. The property comprises an entrance vestibule leading into a bright lounge then a modern kitchen fitted with stylish green cabinets and space for dining. Upstairs are two well-proportioned bedrooms and a family bathroom. Off the hallway is a useful additional room with storage space beneath the stairs leading to the first floor — ideal as a study area or for housing a tumble dryer. A staircase continues to the upper floor, where there are two further versatile rooms: one featuring Velux windows, perfect as a third bedroom, and another without windows which could be used as a walk-in wardrobe, home office, or potential fourth bedroom (subject to planning permission). Externally, the property benefits from a private, walled rear yard with double gates providing secure off-road parking. Being an end terrace, there is additional space to the side for extra parking. To the rear, the property enjoys open aspects over adjoining wasteland and fields, offering privacy and a pleasant outlook. An ideal first-time home for a growing family or a great investment opportunity.

3 bedrooms

Modern Fitted Kitchen

Large storage / walk in wardrobe

End terraced

Rear parking

EPC C

Council Tax A

Fitted bathroom

£159,950

Lounge 11' 11" x 14' 1" (3.63m x 4.29m)

Bright lounge with inset fireplace, storage cupboards and desk space. Entrance vestibule.

Kitchen/Diner 11' 7" x 14' 2" (3.54m x 4.32m)

Modern Green base and wall cabinets. Integrated double oven, gas hob and extractor fan. Space for fridge freezer, washing machine, dishwasher, tumble dryer and dining table. Door to rear yard.

Bedroom 12' 2" x 8' 0" (3.70m x 2.45m)

To the front elevation

Bedroom 11' 7" x 7' 11" (3.52m x 2.42m)

To the rear elevation

Bathroom 8' 6" x 6' 0" (2.58m x 1.82m)

Panel bath with shower above, low level W/C, pedestal wash basin. Tiled walls.

Hallway 8' 6" x 3' 3" (2.60m x 0.99m)

This space has a door and stairs to the second floor. The space under the stairs could be for a desk or tumble dryer.

Bedroom 9' 3" x 14' 1" (2.81m x 4.29m)

Bedroom spans the whole width of the house in the lift space. 2 velux windows. Radiator

Closet / office 10' 2" x 11' 4" (3.10m x 3.45m)

Fantastic bonus room. There are no windows or heat in here but it could be adapted. would make a great walk in closet or home office/hobby room.

Rear

Wall enclosed rear yard with double gates which would allow a car to park inside.

EPC

Grade C

Council Tax

Band A

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more

to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

Investors

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services.



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 efficien 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)

391 Ripponden Road
OLDHAM
OL1 4JN

Energy rating
C

Valid until: 5 June 2033

Certificate number: 1002-6076-2022-5003-4573

Property type end-terrace house

Total floor area 109 square metres

Rules on letting this property

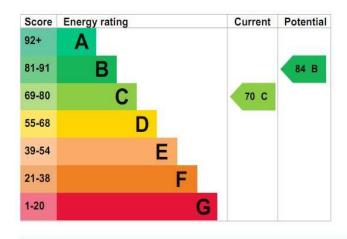
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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