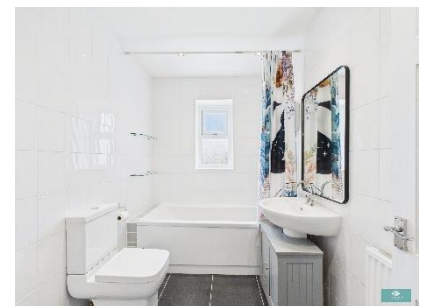
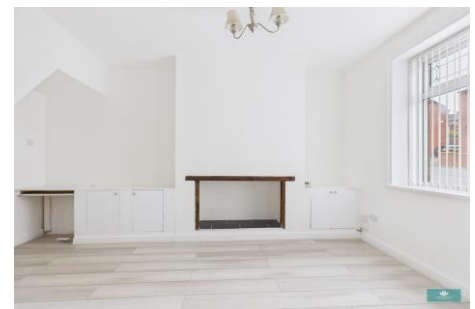




391 Ripponden Road Oldham, OL1 4JN

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

391 Ripponden Road

Oldham, OL1 4JN

£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.



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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		