



Ripponden Road

Moorside, Oldham

£349,950

- Semi-Detached Bungalow
- Four/Five Bedrooms
- Conservatory
- Driveway & Garage
- Gardens To Front & Rear
- Sought After Location
- uPVC DG & GCH
- EPC Rating - D



Offered in superb condition throughout is this well appointed, four/five bedroom, semi-detached property located in this sought after part of Ripponden Road on the fringes of Saddleworth. Built in 1937 with accommodation comprising: entrance porch, large inner hallway, living room, lounge, kitchen, conservatory, two ground floor bedrooms and a bathroom to the ground floor with three further bedrooms to the first floor. Externally to the front there is a large lawn area, garage and a large driveway providing off road parking for up to six cars, there is a private, enclosed garden to the rear.

ENTRANCE PORCH

With Composite entrance door, meters cupboard, fully tiled walls and floor, glazed door to the inner hallway.



INNER HALLWAY

15' 0" x 11' 7" (4.57m x 3.53m) With fitted carpeting, beams, under stairs storage cupboard, uPVC double glazed window, radiator, log burner (currently decommissioned), raised skirting boards.

LIVING ROOM

21' 0" x 13' 11" (6.4m x 4.24m) With front aspect uPVC double glazed Box window, wall lights, gas fire with surround and hearth, fitted carpeting, ornate coving, ceiling rose, two radiators, raised skirting boards.

KITCHEN

19' 6" x 6' 3" (5.94m x 1.91m) With fitted wall and base units, worktops, Neff double oven and induction hob, one and a quarter bowl sink unit with mixer tap, plumbed for an automatic washing machine, fully tiled walls and floor, over lights, radiator, three uPVC double glazed windows.



LOUNGE

13' 9" x 10' 4" (4.19m x 3.15m) With fitted carpeting, radiator, wall lights, coved ceiling, uPVC double glazed sliding doors into the conservatory.

CONSERVATORY

21' 6" x 7' 4" (6.55m x 2.24m) uPVC double glazed construction with tiled floor covering, two radiators, uPVC door to rear.

BEDROOM ONE

13' 7" x 12' 1" (4.14m x 3.68m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, full range of fitted wardrobes, storage cupboards over, two bedside cabinets and drawers.

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m) With uPVC double glazed window, radiator.

BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m) Fitted with a two piece suite in white with P shape bath with shower over, wash hand basin with mixer taps, fully tiled walls, vinyl floor covering, radiator, chrome towel rail, obscure uPVC double glazed window.

WC

6' 4" x 2' 8" (1.93m x 0.81m) Fitted with a low level w.c., floating wash hand basin, fully tiled walls and floor, obscure uPVC double glazed window.

LANDING

With fitted carpeting.

BEDROOM THREE

13' 0" x 12' 10" (3.96m x 3.91m) With front aspect uPVC double glazed window with fitted blind, radiator, spotlights, fitted wardrobes and drawers.

BEDROOM FOUR

10' 2" x 10' 2" (3.1m x 3.1m) With rear aspect uPVC double glazed window with fitted blind, spotlights, fitted carpeting, radiator.

BEDROOM FIVE

11' 4" x 8' 9" (3.45m x 2.67m) With side aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, two eaves storage areas.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) With up and over door.

EXTERNALLY

To the front of the property there is a large lawn area with low brick retaining walls, side access and a driveway leading to a garage providing off road parking for 5/6 cars. The enclosed, well appointed rear garden has a patio area, slate beds, boundary fencing and water supply.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

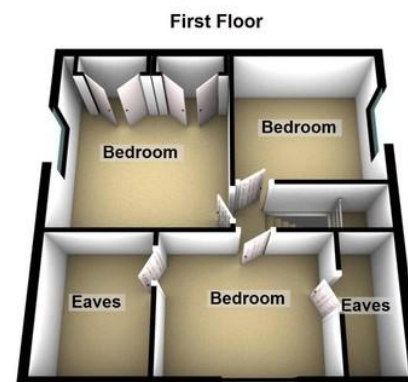
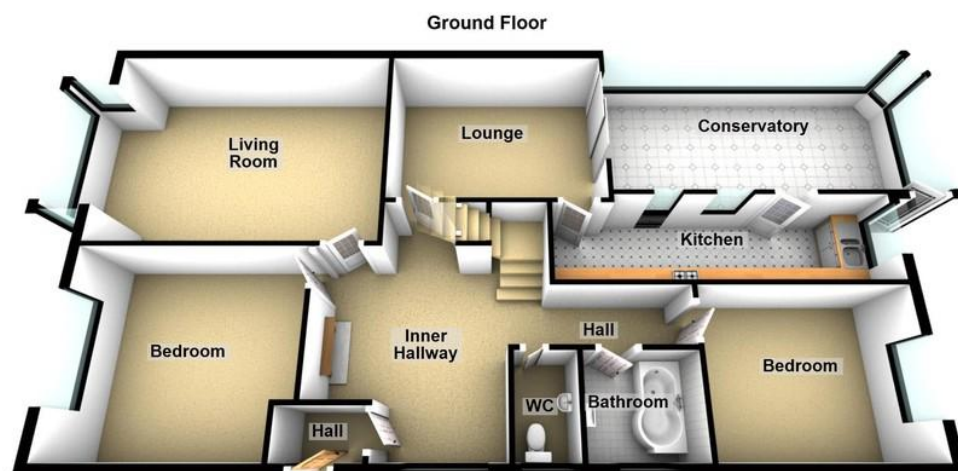
COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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