



Price £160,000

Ripponden Street, Oldham

- End Terrace Property
- Two Double Bedrooms
- Lounge
- Modern Fitted Kitchen Diner
- Family Bathroom
- Enclosed Rear Garden
- Ideal For FTB/Investor
- Easy Access To Metrolink System
- Popular Residential Area
- Viewings Are Highly Recommended

This well presented two double bedroom, end terrace property is situated in a popular residential of Watersheddings and is ideal for a first time buyer or investor. The property is situated within easy access of excellent local schools and amenities, public transport links, including the Metrolink system, and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance vestibule, lounge, modern fitted dining kitchen, two double bedrooms and family bathroom. Externally to the rear of the property is an Astroturf lawn yard with gated side access. The property further benefits from bespoke day/night blinds, CCTV cameras included, UPVC double glazing and gas central heating. Viewing the property is highly recommended.

Entrance : Via a double glazed entrance door into vestibule with radiator and inner door to lounge.

Lounge : Front reception room with carpet, electric fire, new radiator, day night blinds and UPVC double glazed window to the front.



Kitchen Diner : Newly modern fitted kitchen with a range of wall and base units, integrated oven, fridge freezer, dishwasher, plumbed for washing machine, two ring Smeg induction hob with extractor hood above, under stairs breakfast bar/dining space, stairs to first floor, radiator, double glazed window and double glazed door to rear garden.



First Floor :

Landing : With new radiator.



Bedroom One : Front double bedroom with space for wardrobes, radiator, day night blinds and double glazed window.



Bedroom Two : Rear double bedroom with large wardrobe, day night blinds, radiator and double glazed window.



Modern Bathroom WC : Comprising of bath with overhead electric shower,sink and WC, wall mounted cabinet, heated towel rail, tiled flooring and partially tiled walls, spotlights and extractor fan.



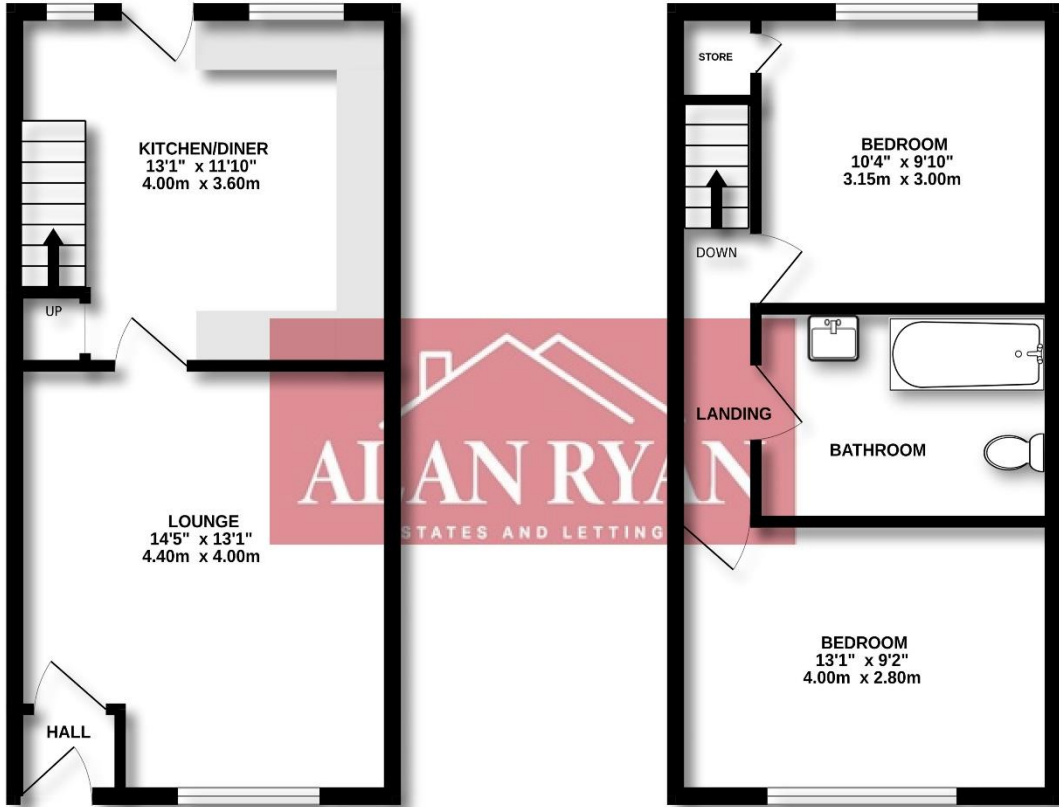
Outside : Externally to the rear of the property is an Astroturf lawn yard with gated side access.



Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Address:
 519 Middleton Road
 Chadderton
 OL9 9SH

Tel: 0161 626 0333
 Email: sales@schadderton.com

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.