



591 Ripponden Road, Moorside, Oldham, OL1 4JU
Offers Around £155,000

MID TERRACE | WELL MAINTAINED | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | REAR GARDEN |
The house on Ripponden Road is ideal for a first time buyer with viewing strongly recommended. Comprising of a porch, lounge, kitchen, utility room, two bedrooms, shower room, landing with stairs to an occasional attic room. Lovely rear garden and new gas boiler in the last 2 years. Located close to local shops, schools and the Metrolink.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

13'10 x 13'5 (4.22m x 4.09m)



KITCHEN

13'10 x 7'10 (4.22m x 2.39m)



Single drainer, sink unit. Gas hob, electric oven and grill. A range of wall and base units.

UTILITY ROOM

6'4 x 8 (1.93m x 2.44m)



FIRST FLOOR

BEDROOM ONE

13'10 x 8'10 (4.22m x 2.69m)



BEDROOM TWO

7'7 x 12'2 (2.31m x 3.71m)



SHOWER ROOM

6 x 4'7 (1.83m x 1.40m)



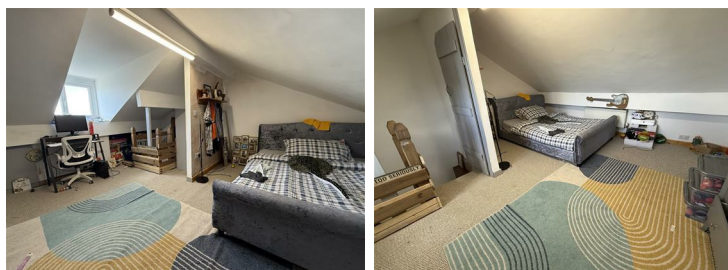
Shower cubicle, two piece white suite, tiling.

LANDING

SECOND FLOOR

OCCASSIONAL ATTIC ROOM

13'7 x 14'8 (4.14m x 4.47m)



EXTERNALLY



Forecourt, lovely rear garden with a patio area and artificial grass.

SERVICES -

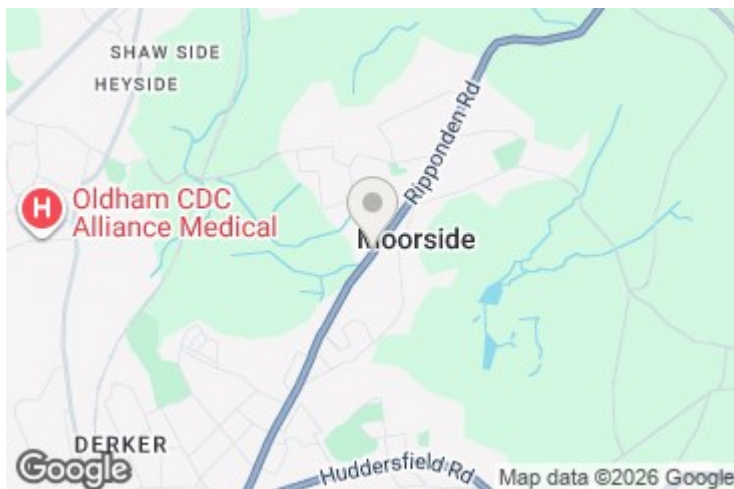
All main services are installed.

IMPORTANT NOTICE -

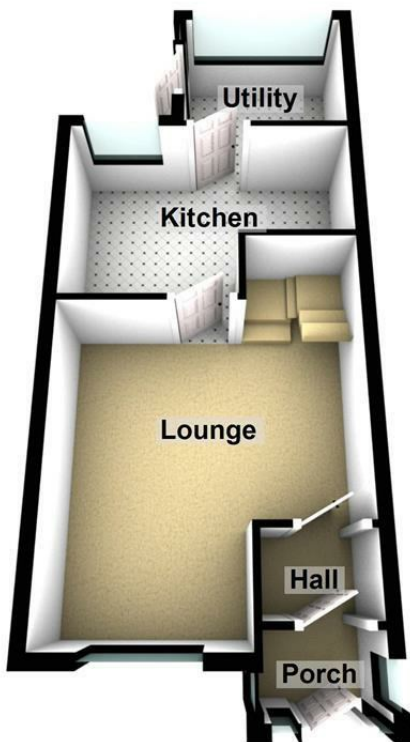
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	