



494 Ripponden Road, Moorside, Oldham, OL4 2LL
Offers Around £229,950

ELEVATED TERRACE | FAR REACHING VIEWS | TWO RECEPTION ROOMS | THREE BEDROOMS | NO CHAIN | OFF ROAD PARKING | VIEWING ADVISED | The house on Ripponden Road comprises of an entrance porch, hall, lounge, rear lounge, kitchen, rear porch, utility room, ground floor WC, three bedrooms, bathroom & WC and landing. There is a large front garden, rear courtyard, garage and parking space. Located close to local shops, schools and the Metrolink.

ACCOMMODATION

GROUND FLOOR

PORCH

HALL



LOUNGE

12'7 x 16'1 (3.84m x 4.90m)



REAR LOUNGE

11'9 x 15'3 (3.58m x 4.65m)



KITCHEN

8'10 x 11'6 (2.69m x 3.51m)



Single drainer, stainless steel, sink unit. Electric hob and oven. A range of wall and base units.

REAR PORCH

8'5 x 5'10 (2.57m x 1.78m)

UTILITY ROOM

8'3 x 9'8 (2.51m x 2.95m)

CLOAKS & WC



FIRST FLOOR

BEDROOM ONE

11'6 x 14'10 (3.51m x 4.52m)



BEDROOM TWO

12'3 x 13'6 (3.73m x 4.11m)



BEDROOM THREE

7'8 x 7'8 (2.34m x 2.34m)



BATHROOM & WC

8'7 x 8'8 (2.62m x 2.64m)

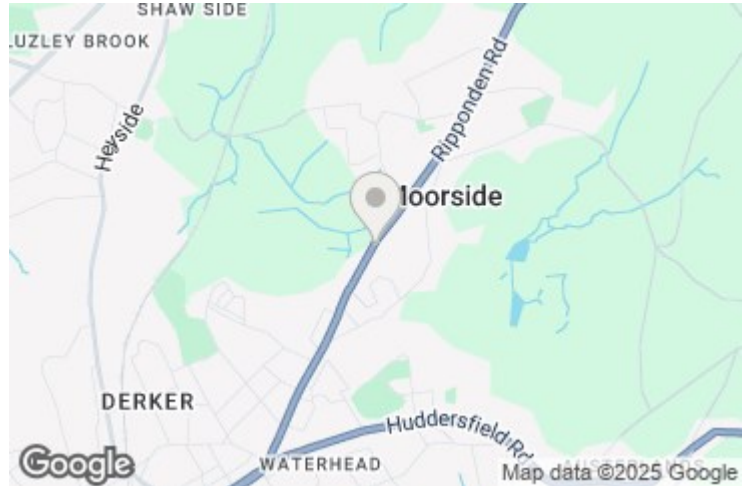


Three piece suite, tiling.

LANDING



still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



EXTERNALLY



Large front garden, rear courtyard, garage and parking.

SERVICES -

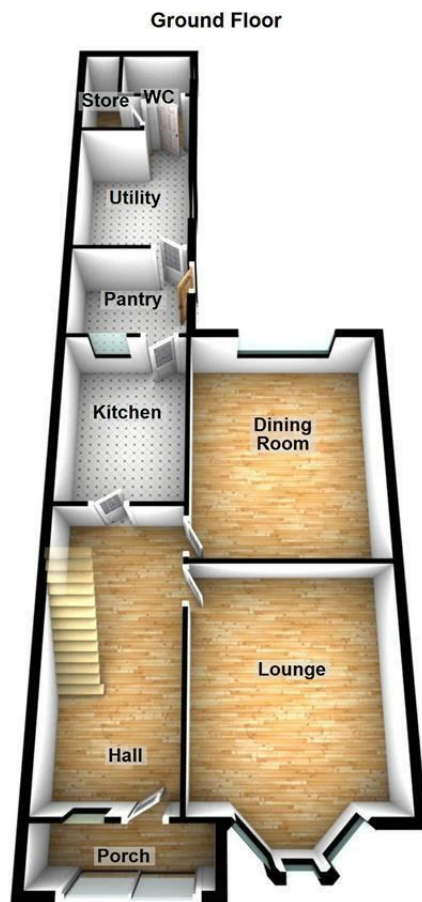
All main services are installed.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 