



**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)



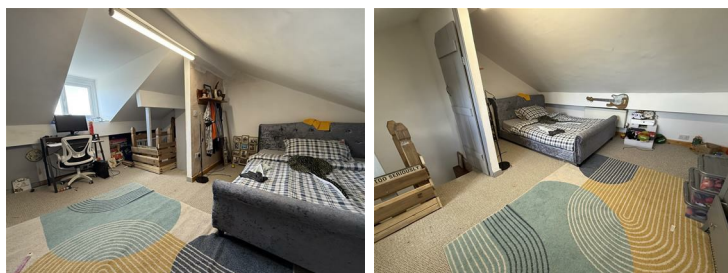
Shower cubicle, two piece white suite, tiling.

#### 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 -

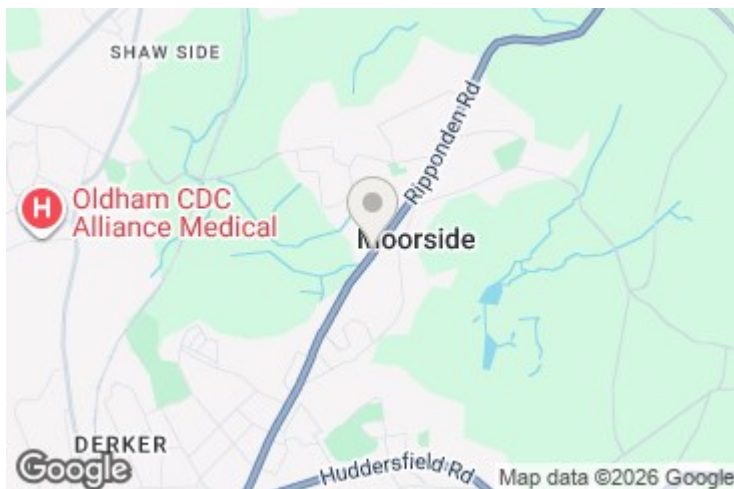
All main services are installed.

## IMPORTANT NOTICE -

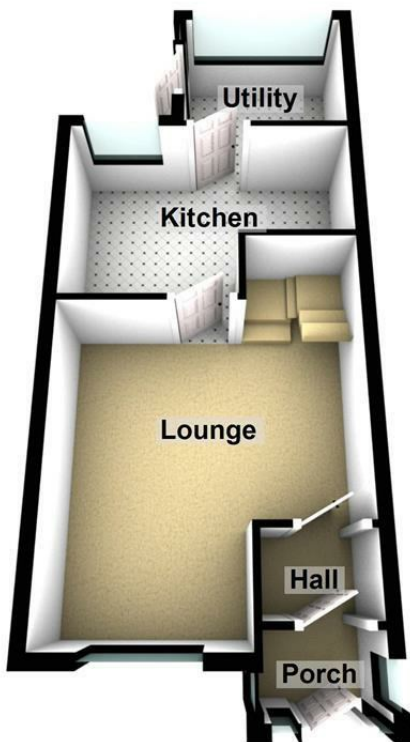
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

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### Ground Floor



### First Floor



### Second Floor



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