



648A Ripponden Road, Oldham, OL4 2LW

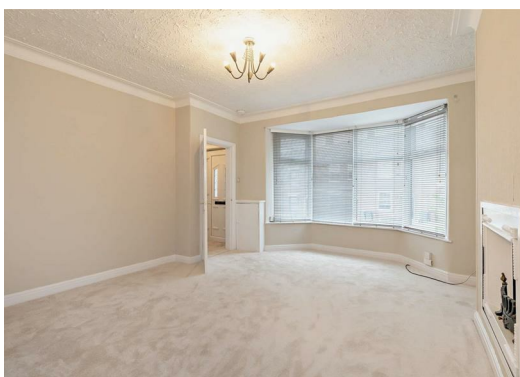
Offers in excess of £175,000

Situated in a convenient residential location, this charming two-bedroom end-terrace home offers spacious accommodation arranged over three floors, making it an excellent choice for first-time buyers, young professionals or buy-to-let investors. The property benefits from a versatile loft room, conservatory and well-proportioned living spaces throughout.

The ground floor welcomes you into a generous lounge, providing a comfortable space to relax, which flows through to the dining area and fitted kitchen. To the rear, a bright conservatory offers additional living space overlooking the garden, ideal for entertaining or enjoying the warmer months.

The first floor comprises two well-sized bedrooms, including a particularly spacious principal bedroom, together with a modern family bathroom. Stairs lead to the second floor where a useful loft room provides flexible accommodation, ideal as a home office, hobby room or occasional guest space.

Conveniently positioned close to local amenities, schools and transport links, this attractive home offers both practicality and versatility for a range of buyers.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

898 years remaining on the lease
Ground rent: Peppercorn

The lease reserves a ground rent of £3.15s.0d (three pounds and fifteen shillings) per annum, payable half-yearly on 1st May and 1st November. The lease term is 995 years from 2 March 1929.
In modern decimal currency, £3 15s 0d = £3.75 per year.

Maintenance charge: £0

This information is provided by the vendor and should be verified during the conveyancing process.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

