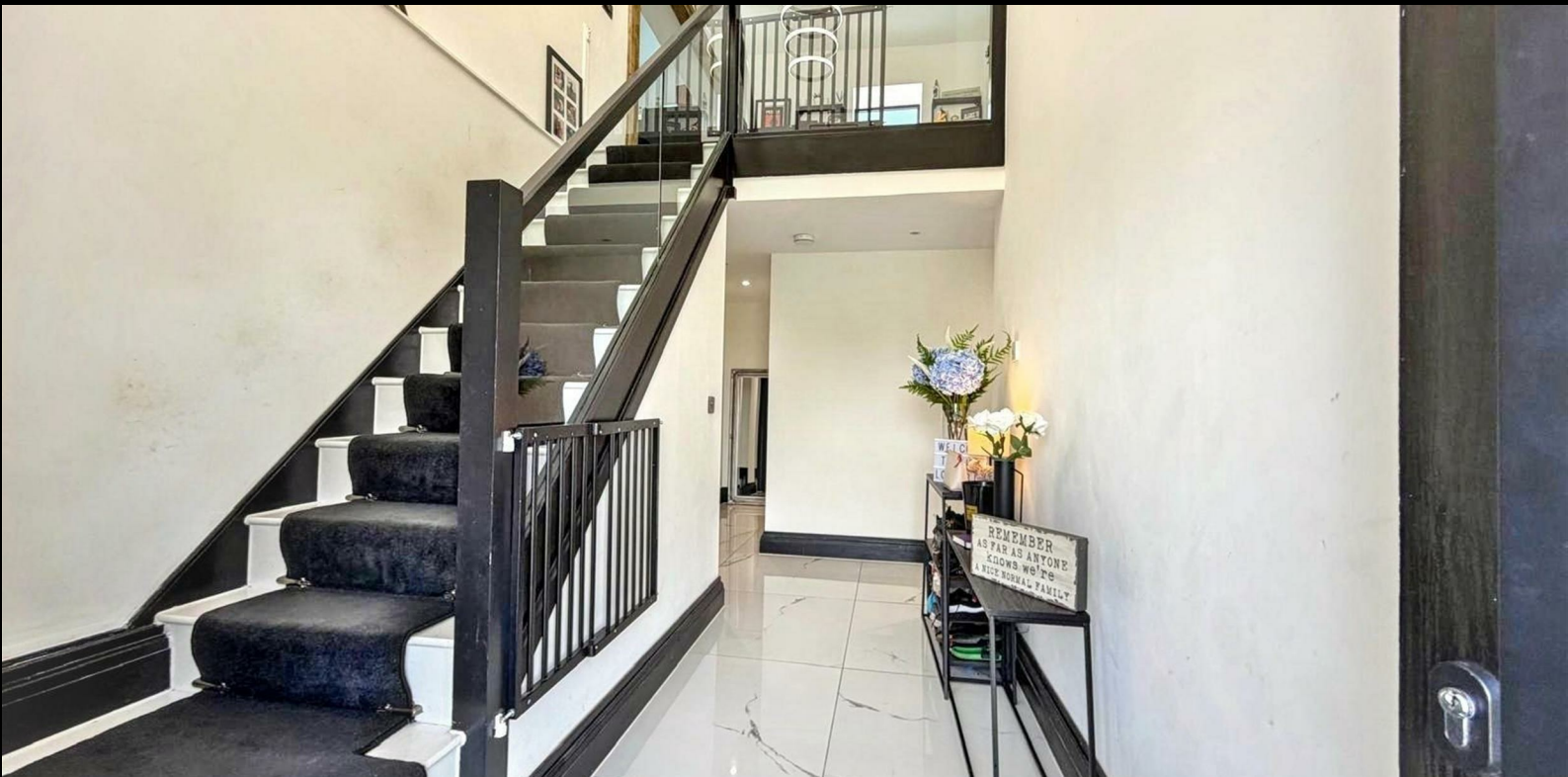


Thompson Estates

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LETTINGS AND SALES



Ripponden Road, Oldham

Offers in the region of
£1,250,000

Thompson Estates are delighted to showcase nestled on Ripponden Road in Oldham, this remarkable detached house offering a unique blend of modern living and charm.

Originally Built in 1900, the property has been thoughtfully transformed through a recent modern barn conversion, showcasing an inverted living design that maximises the use of space and light. Situated on the cusp of the picturesque countryside, this property not only provides a serene environment but also presents access to urban convenience.

Offering the potential of exciting business opportunities via the two annex's and many outbuildings. Whether you envision a bed and breakfast, a holiday let, a creative workspace, a beautician the options here are vast.

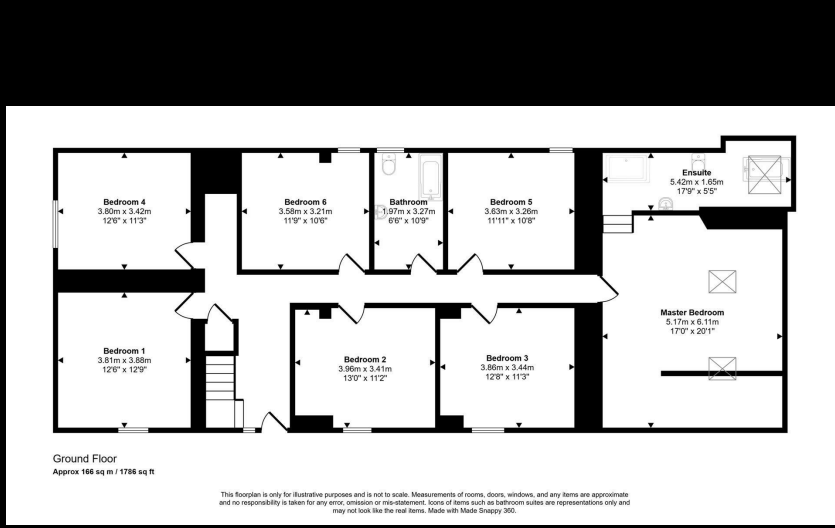
On arrival you are greeted by a horseshoe drive that gives easy access to the main building, entry via the front door into the underfloor heated hall, staying on ground floor you have 6 double bedrooms with a family bathroom PLUS the master bedroom with ensuite and walk in wardrobe. Each of the 6 double bedrooms are of a similar size and have fixtures oozing in quality, the family bathroom is well designed allowing durability. The master and 7th bedroom boasts a large walk in wardrobe plus ensuite a double shower and sunken bath with jacuzzi features.

Upstairs the underfloor heated tiles continue to maximise the flow within open plan living accommodation with the kitchen lounge and diner each offering quality fixtures, the original beams give character with a modern twist - there is also the additional closed off family / cinema room utility area and WC for the cosy tidy life. The immense landscaped garden gives space for all is surrounded by the two annexes and workshop buildings for business and creative spaces. It also offers areas for nature and relaxation.

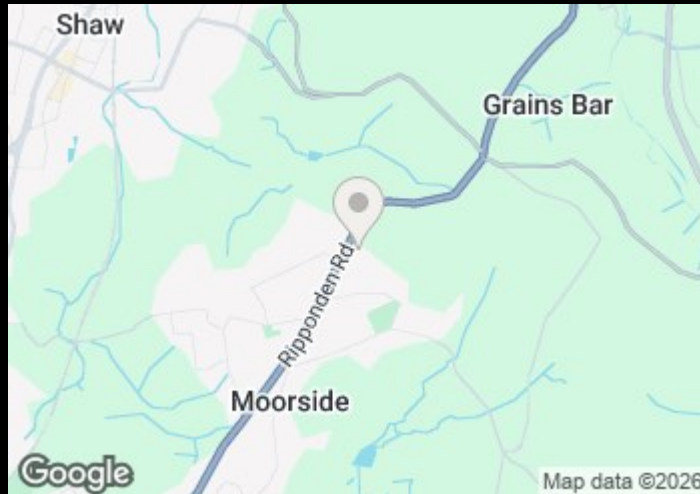
WE HIGHLY RECOMMEND THE 360 TOUR THAT SHOWS THE MAIN PROPERTY AND ANNEX'S

This exceptional property is a rare find, combining spacious living with the potential for various ventures.

- House - Detached
- Bedrooms- 7
- Bathrooms- 3
- Receptions- 2
- EPC- E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	42	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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