



**862 Ripponden Road, Grains Bar, Oldham, OL4 2JZ**  
**Offers In The Region Of £179,000**

**GRADE 11 LISTED PROPERTY !! CHARACTER COTTAGE !! STUNNING VIEWS !! TWO BEDROOMS !! FEEHOLD !! NO FORWARD CHAIN !!**

The property located at Ripponden Road, Grains Bar abuts open countryside with stunning views to the front and back. Offering well maintained accommodation throughout with viewing highly recommended. In brief the cottage comprises vestibule, lounge, kitchen, two bedrooms, shower room and landing. The outside provides an attractive two tiered rear court with a patio area and parking is available on the road at the front. Conveniently positioned with easy access to Saddleworth, Shaw and the Oldham Town Centre.

## GROUND FLOOR

### VESTIBULE

### LOUNGE

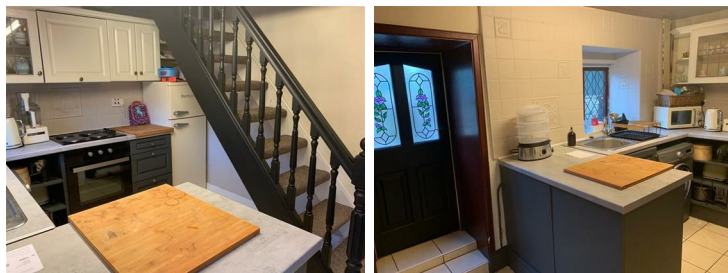
13'3" x 15'3" (4.05 x 4.67)



Log burner fire, mullion window, beams.

### KITCHEN

13'5" x 8'10" (4.09 x 2.71)



Single drainer, stainless steel sink unit, electric hob and oven. Fitted range of wall and base units with work tops and splash back tiling. Plumbing for an automatic washing machine.

## FIRST FLOOR

### BEDROOM ONE

11'8" x 11'6" (3.58 x 3.51)



To the front. Fitted robes.

### BEDROOM TWO

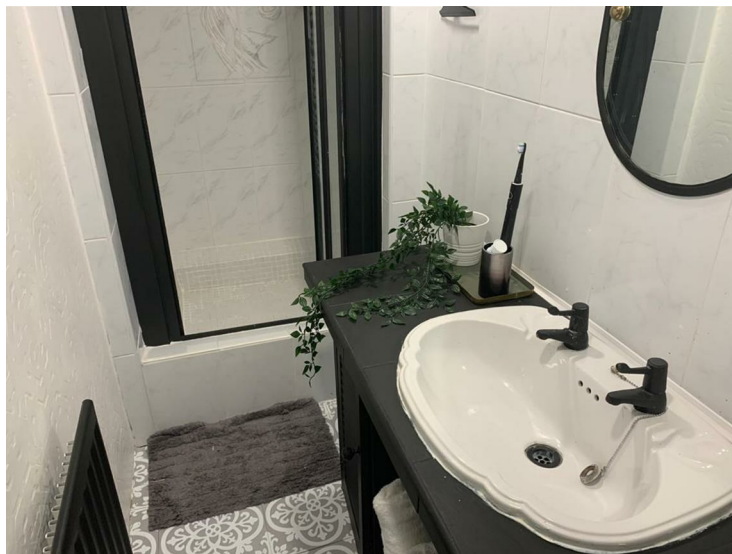
10'7" x 8'11" (3.25 x 2.73)



To rear.

## SHOWER ROOM

3'4" x 9'1" (1.03 x 2.77)



Shower cubicle, low level WC and wash hand basin, splash back tiling.

### WC



Low level WC

## LANDING

Loft access.

## EXTERNALLY



Attractive rear court which is two tiered with a patio area.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

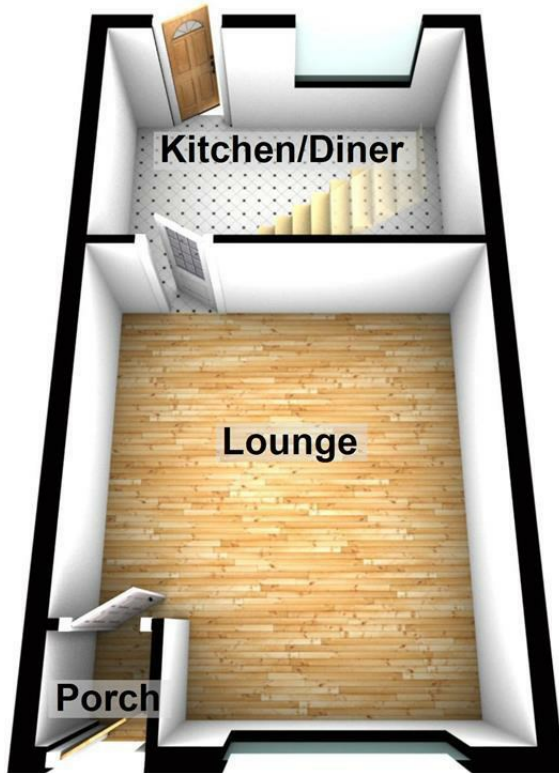
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### 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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |