



694 Ripponden Road, Moorside, Oldham, OL4 2LP
Offers In The Region Of £340,000

Wild & Griffiths are delighted to bring to the market this detached house in Moorside. Built in the 1930s, on a large plot with a double garage. Spacious throughout and briefly comprising, entrance porch, reception hall, through lounge, dining room, kitchen, three good size bedrooms and a separate bathroom & WC. VIEWING COMES HIGHLY RECOMMENDED. Situated in a convenient location handy for local shops, schools and the Oldham Town Centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

RECEPTION HALL

9'4" x 16'6" (2.87 x 5.05)



Stairs leading to the first floor.

THROUGH LOUNGE

12'6" x 21'5" (3.83 x 6.55)



DINING ROOM

11'3" x 9'9" (3.44 x 2.98)



KITCHEN

10'6" 7'9" (3.21 2.37)



Sink unit, range cooker. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

12'7" x 12'1" (3.85 x 3.69)



At the front.

BEDROOM TWO

12'7" x 8'6" (3.84 x 2.61)



At the rear. Guest wash hand basin.

BEDROOM THREE

9'9" x 8'0" (2.99 x 2.45)



At the front.

SEPARATE WC

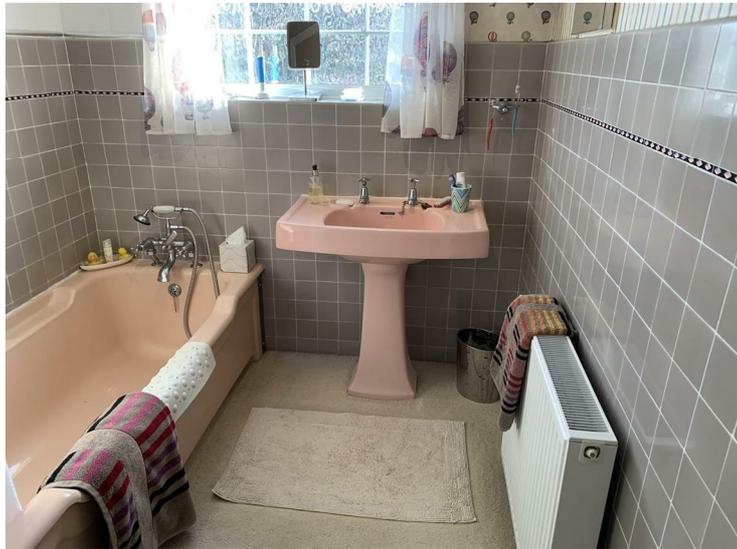
2'6" x 4'8" (0.78 x 1.44)



WC, half tiled walls.

BATHROOM

5'11" x 9'4" (1.82 x 2.85)



Two piece suite, tiling, linen cupboard.

LANDING

Loft access.

EXTERNALLY



There is a large front garden, two side passageways leading to the rear garden. The rear has a large patio area, double garage and parking for 3 cars.

SERVICES -

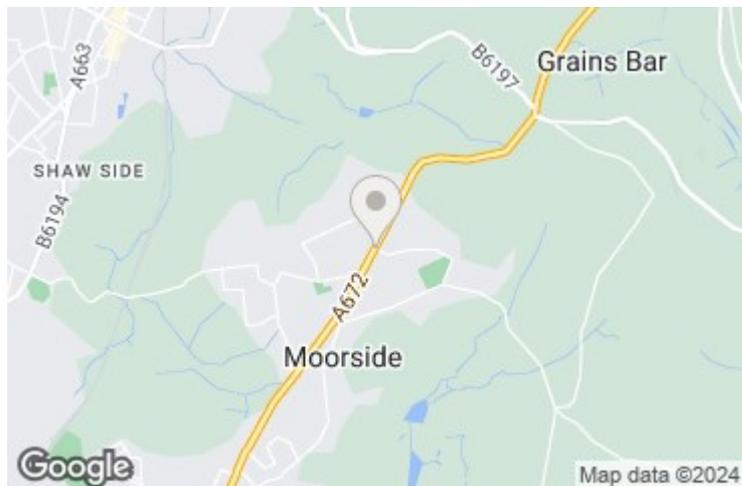
All main services are installed.

IMPORTANT NOTICE -

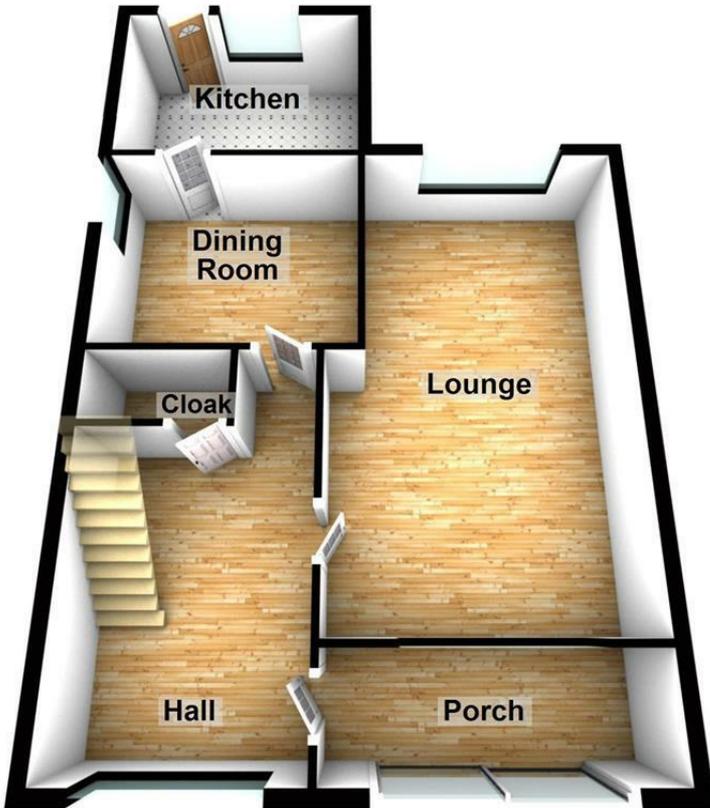
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

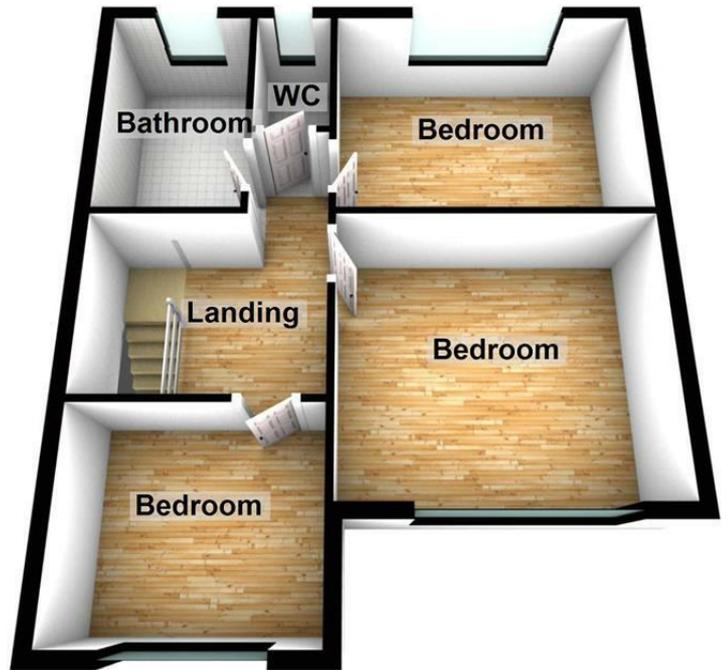
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
	52	71
	EU Directive 2002/91/EC	