



**583 Ripponden Road, Moorside, Oldham, OL1 4JU**

**£139,950**

MID TERRACE | NO CHAIN | TWO BEDROOMS | OFF ROAD PARKING | REAR GARDEN | IDEAL FIRST PURCHASE | The house on Ripponden Road comprises of a vestibule ,lounge, kitchen, cellar room, two bedrooms, bathroom & WC and landing. The outside provides a decked patio area and lower garden area and off road parking. Located close to local amenities and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

15 x 13'7 (4.57m x 4.14m)



#### KITCHEN DINER

12'4 x 8'3 (3.76m x 2.51m)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops and splash back tiling.

#### CELLAR ROOM

11'7 x 8'3 (3.53m x 2.51m)

### FIRST FLOOR

#### BEDROOM ONE

9'7 x 13'6 (2.92m x 4.11m)



#### BEDROOM TWO

12'6 x 8'1 (3.81m x 2.46m)



#### BATHROOM & WC

4'5 x 10'7 (1.35m x 3.23m)



Three piece white suite, shower over the bath, tiling.

#### LANDING

#### EXTERNALLY



Decked patio area off the back door, steps down to a lower garden area and off road parking behind.

#### SERVICES -

All main services are installed.

#### IMPORTANT NOTICE -

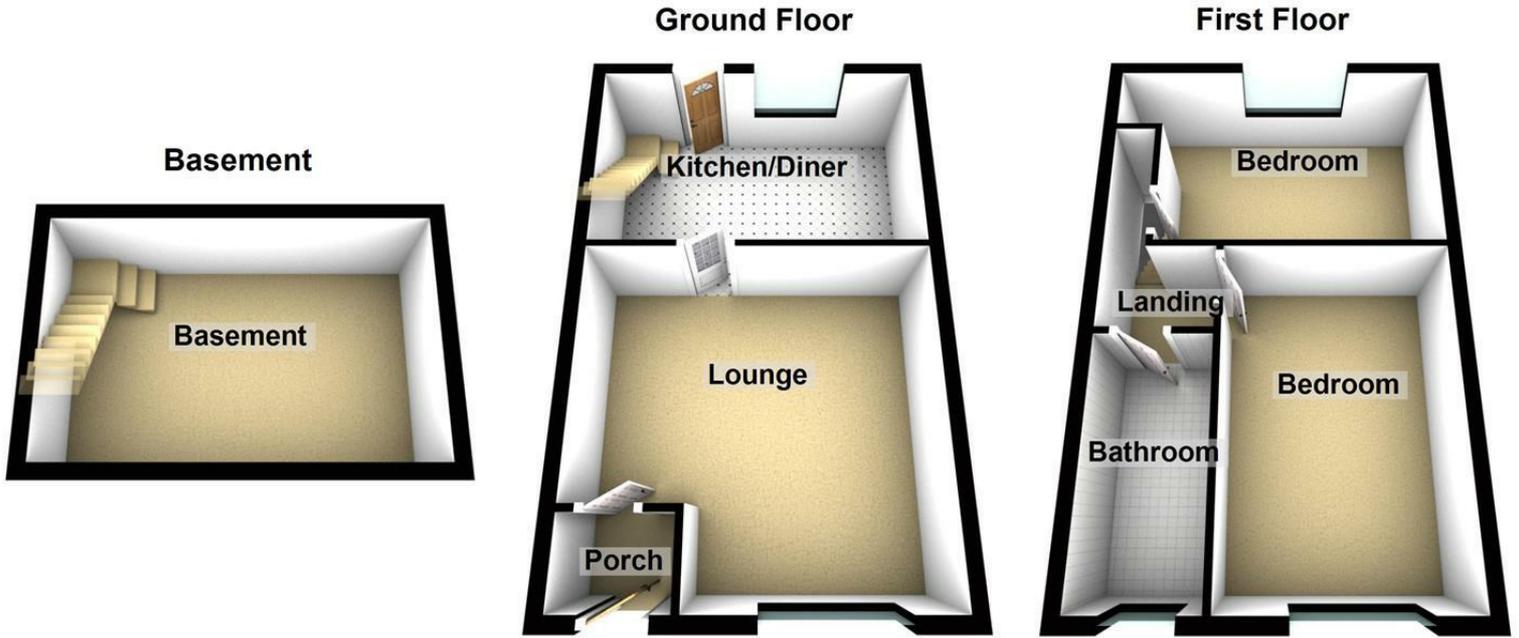
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

#### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</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	