



591 Ripponden Road, Moorside, Oldham, OL1 4JU
Offers Around £155,000

MID TERRACE | WELL MAINTAINED | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | REAR GARDEN |

The house on Ripponden Road is ideal for a first time buyer with viewing strongly recommended. Comprising of a porch, lounge, kitchen, utility room, two bedrooms, shower room, landing with stairs to an occasional attic room. Lovely rear garden and new gas boiler in the last 2 years. Located close to local shops, schools and the Metrolink.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

13'10 x 13'5 (4.22m x 4.09m)



KITCHEN

13'10 x 7'10 (4.22m x 2.39m)



Single drainer, sink unit. Gas hob, electric oven and grill. A range of wall and base units.

UTILITY ROOM

6'4 x 8 (1.93m x 2.44m)



FIRST FLOOR

BEDROOM ONE

13'10 x 8'10 (4.22m x 2.69m)



BEDROOM TWO

7'7 x 12'2 (2.31m x 3.71m)



SHOWER ROOM

6 x 4'7 (1.83m x 1.40m)



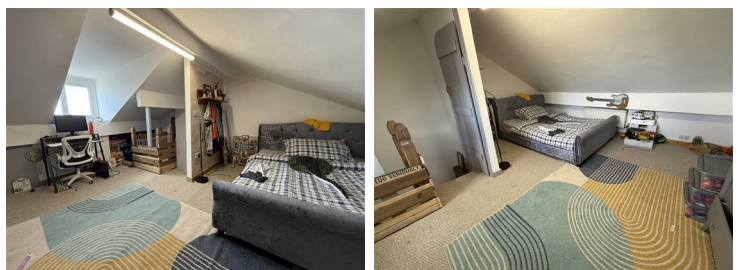
Shower cubicle, two piece white suite, tiling.

LANDING

SECOND FLOOR

OCCASSIONAL ATTIC ROOM

13'7 x 14'8 (4.14m x 4.47m)



EXTERNALLY



Forecourt, lovely rear garden with a patio area and artificial grass.

SERVICES -

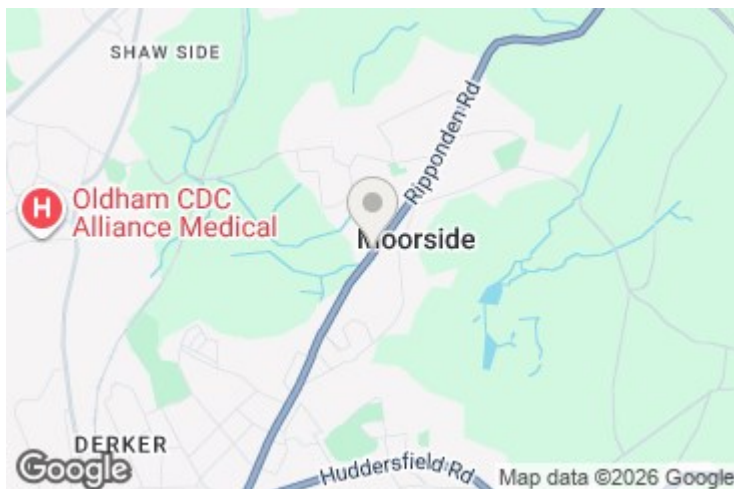
All main services are installed.

IMPORTANT NOTICE -

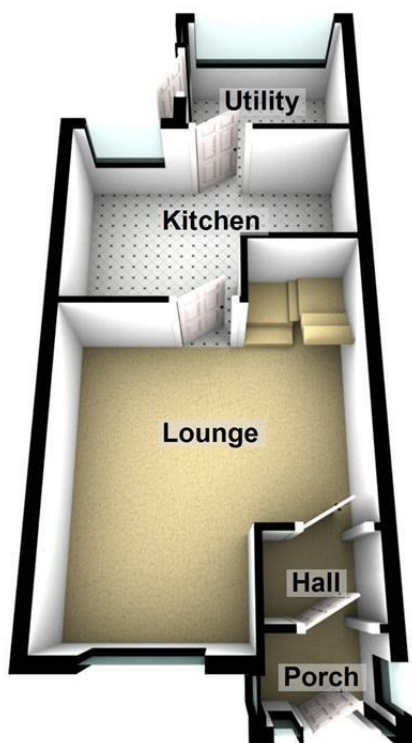
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

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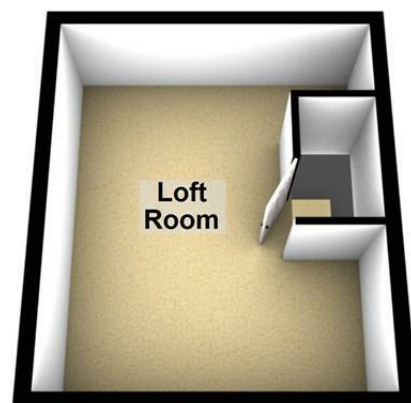
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 