



Ripponden Road
Oldham

Offers in Excess of £80,000

- Mid Terraced House
- Two Bedrooms
- Fitted Kitchen/Diner
- Enclosed Rear Courtyard
- HIVE Central Heating System
- Close To Local Amenities
- EPC Rating - D



Offered for sale is this delightful two bedroom terraced property located in Moorside. Accommodation comprising: entrance vestibule, lounge, kitchen/dining room, two bedrooms and a bathroom. Externally a flagged rear courtyard and on road parking. The property benefits from gas central heating via a combi boiler and HIVE heating system and is ideally situated close to local shops, amenities and public transport links.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door, laminate floor covering, glazed door leading into the lounge.

LOUNGE

14' 5" x 12' 9" (4.39m x 3.89m) With front aspect uPVC double glazed window, laminate floor covering, two radiators, TV point, recently fitted consumer unit.

KITCHEN/DINER

With fitted wall and base units, worktops, electric oven, gas hob, plumbed for a washing machine, space for an American fridge/freezer, stainless steel sink unit, splashback tiling, tiled floor covering, uPVC double glazed window and uPVC door to rear.

LANDING

With loft access, fitted carpeting.

BEDROOM ONE

14' 5" x 13' 11" (4.39m x 4.24m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

11' 6" x 6' 9" (3.51m x 2.06m) With rear aspect uPVC double glazed window, great views, fitted carpeting, radiator, cupboard housing the combi boiler.

BATHROOM

Fitted with a three piece suite in white comprising: P shaped bath with shower over and screen, inset sink unit with mixer tap and storage cupboard below, low level w.c., fully tiled walls and floor, chrome towel radiator, obscure uPVC double glazed window.

EXTERNALLY

There is an enclosed, flagged courtyard to the rear of the property with a decked area, water supply and gate to the rear.

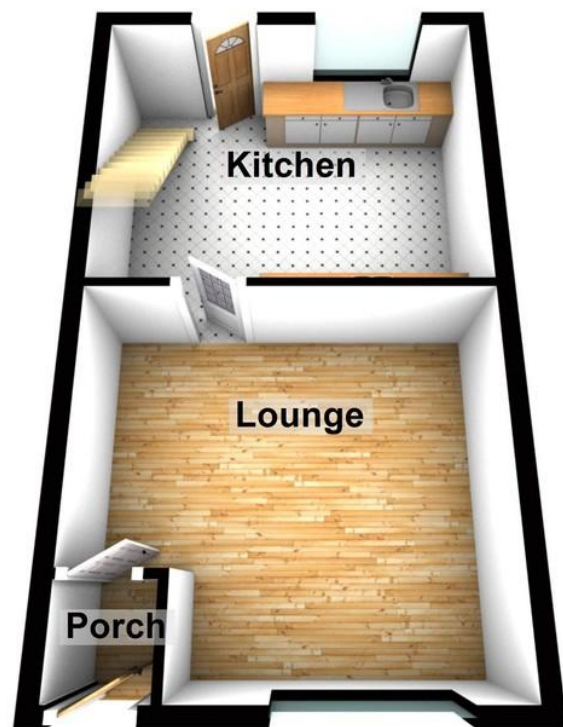
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Royton Office
64 Rochdale Road
Royton
Oldham
OL2 6QJ

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
royton@kirkham-property.co.uk
0161 626 9789

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.