



435 Ripponden Road, Moorside, Oldham, OL1 4JN

£179,950

BAY WINDOWED TERRACE | TWO RECEPTION ROOMS | THREE BEDROOMS | GARAGE | NO CHAIN |

The house on Ripponden Road comprises of a vestibule, hall, lounge, rear lounge, kitchen, three bedrooms, bathroom & WC and landing. There is a forecourt and enclosed courtyard to rear with a concrete sectional garage. Well presented throughout with viewing advised. Situated close to local amenities and the Metro Link.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

HALL



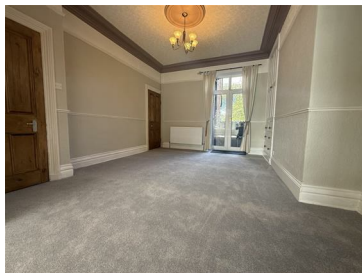
LOUNGE

12 x 14'10 (3.66m x 4.52m)



REAR LOUNGE

13'3 x 14'10 (4.04m x 4.52m)



KITCHEN

7'7 x 13'8 (2.31m x 4.17m)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

11 x 15 (3.35m x 4.57m)



BEDROOM TWO

9 x 12'1 (2.74m x 3.68m)



BEDROOM THREE

7'1 x 8'3 (2.16m x 2.51m)



BATHROOM & WC

7'8 x 12'1 (2.34m x 3.68m)

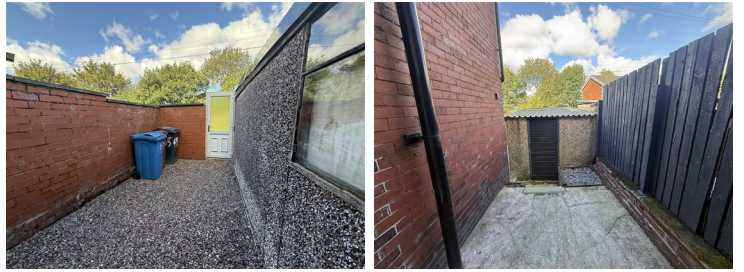


Three piece white suite, shower cubicle, tiling.

LANDING



EXTERNALLY



Forecourt and enclosed courtyard to rear with a concrete sectional garage.

SERVICES -

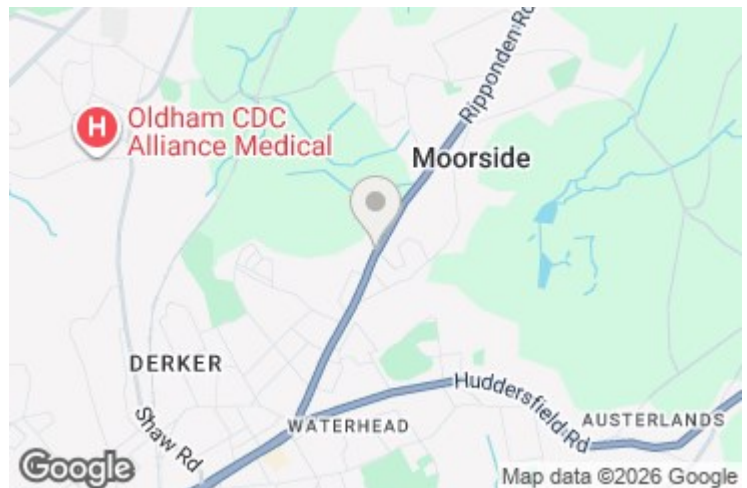
All main services are installed.

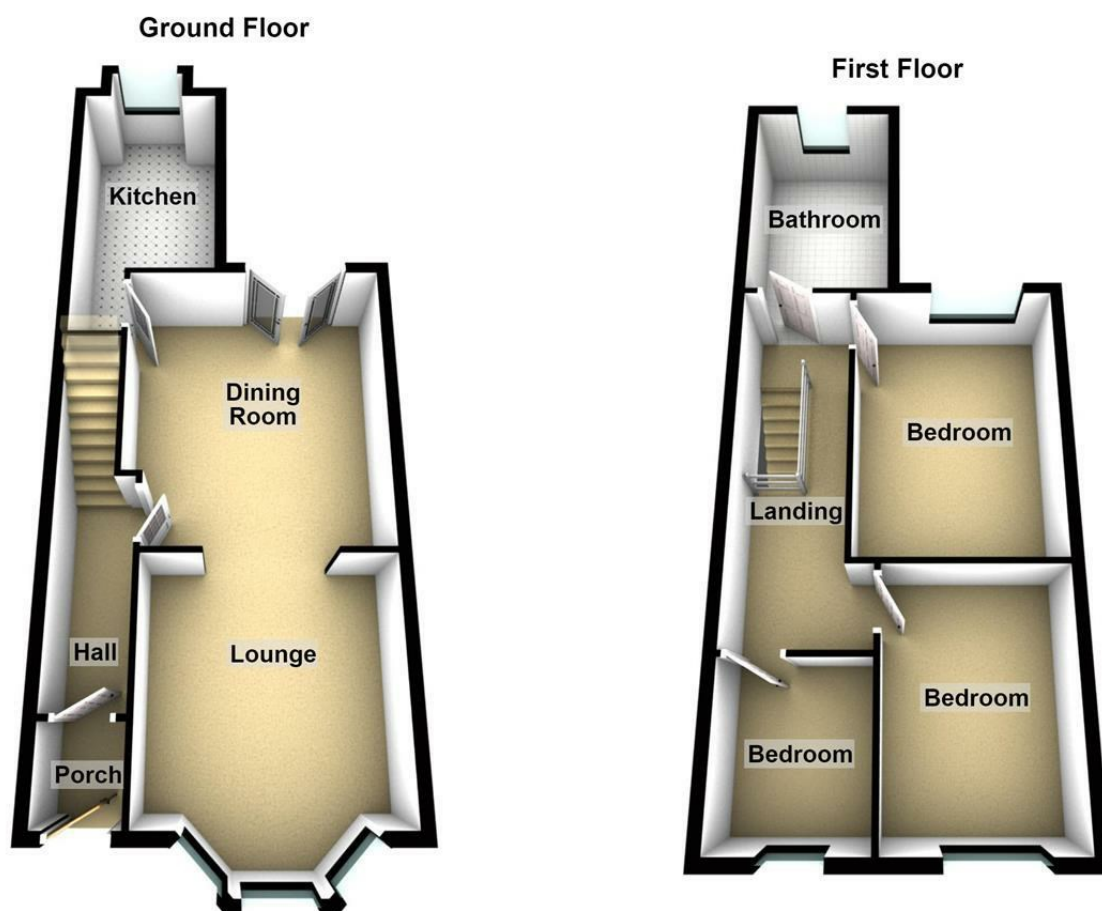
IMPORTANT NOTICE -

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) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	