



**447 Ripponden Road, Moorside, Oldham, OL1 4JN**  
**Offers In The Region Of £155,000**

MID TERRACE | TWO RECEPTION ROOMS | TWO GOOD SIZE BEDROOMS | WELL PRESENTED | NO CHAIN | The house on Ripponden Road comprises of a vestibule, lounge, rear lounge, kitchen, two bedrooms, bathroom & WC and landing. The outside reveals a forecourt, decked patio area off the back door and a lower paved area. Located close to local amenities and public transport. Viewing comes highly recommended.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'9 x 12'9 (4.19m x 3.89m)



#### REAR LOUNGE

13'9 x 12'9 (4.19m x 3.89m)



#### KITCHEN

6'4 x 12'4 (1.93m x 3.76m)



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

### FIRST FLOOR

#### BEDROOM ONE

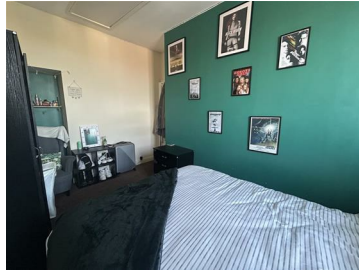
13'9 x 11'4 (4.19m x 3.45m)



To the front.

#### BEDROOM TWO

7'6 x 12'9 (2.29m x 3.89m)



To rear.

#### BATHROOM & WC

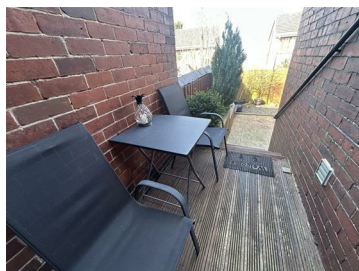
5'7 x 9'4 (1.70m x 2.84m)



Three piece white suite, shower over the bath, fully tiled.

### LANDING

### EXTERNALLY



Forecourt, decked patio area off the back door, lower paved area.

### 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.

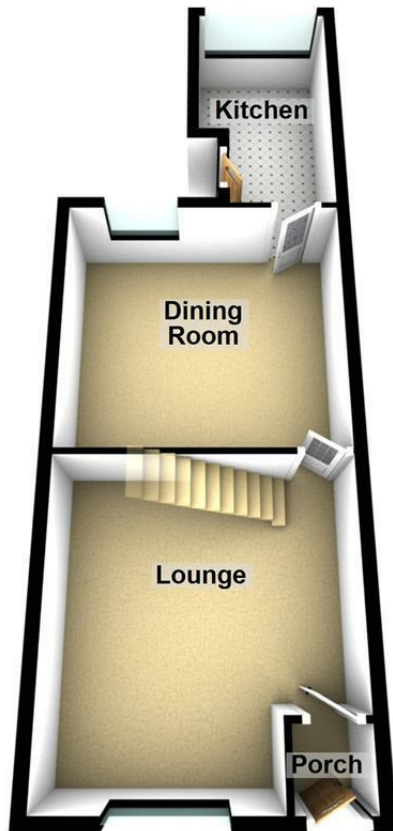
### DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared

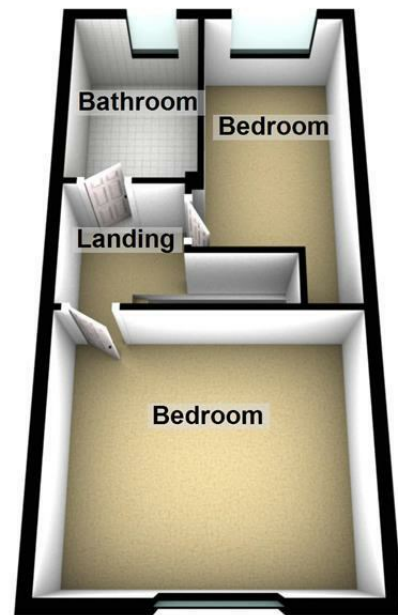
in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>	67	80
EU Directive 2002/91/EC 