



**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.

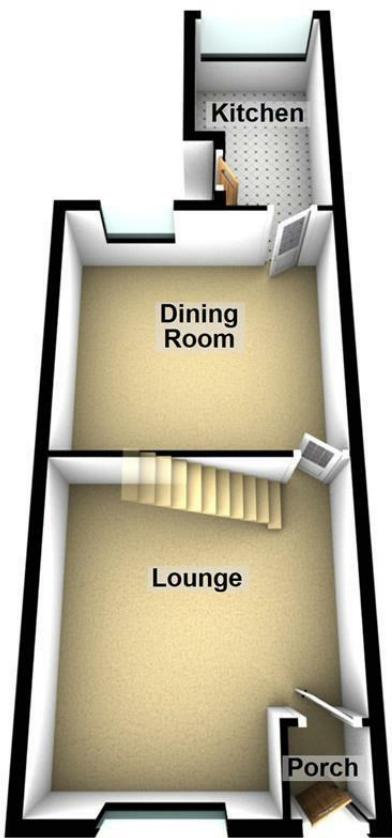
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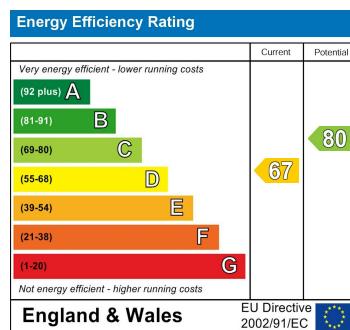
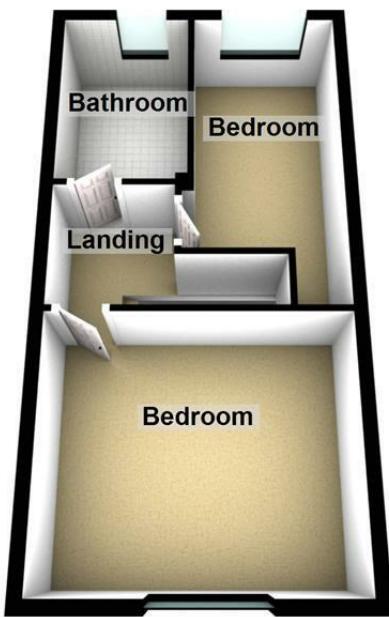
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### Ground Floor



### First Floor



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