



**17 Ryeburne Street, Greenacres, Oldham, OL4 2BP**  
**Offers In The Region Of £130,000**

END TERRACE | TWO BEDROOMS | SUIT FTB OR BUY TO LET | VIEWING ADVISED | EPC RATING D |  
The house on Ryeburne Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing.  
There is an enclosed courtyard to rear. Located close to local shops and supermarket with the Metro Link nearby.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'10" x 10'10" (4.24 x 3.32)



#### KITCHEN DINER

14'0" x 10'10" (4.27 x 3.32)

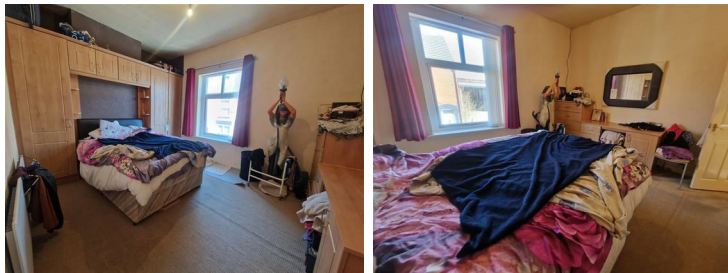


Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

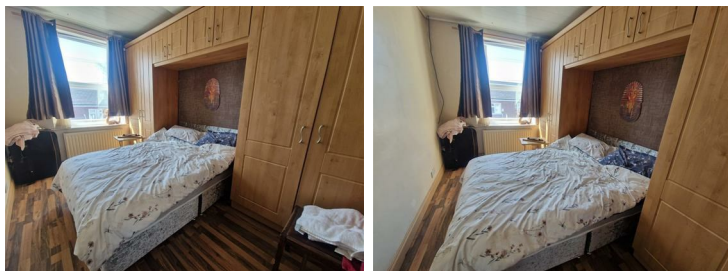
#### BEDROOM ONE

13'10" x 10'10" (4.23 x 3.32)



#### BEDROOM TWO

7'10" x 12'2" (2.39 x 3.72)



## BATHROOM & WC

5'7" x 4'11" (1.72 x 1.50)



Three piece white suite, shower over the bath, tiling.

### LANDING

#### EXTERNALLY



Enclosed courtyard to rear.

#### 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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