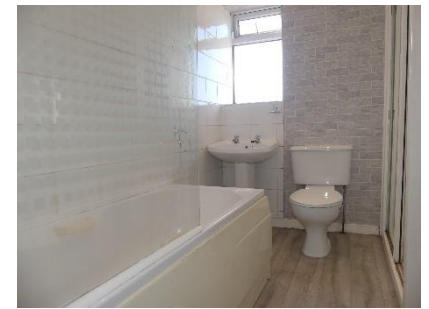




**389 Ripponden Road
Oldham, OL1 4JN**

Terraced house with the benefit of a utility and loft room. This 2 bedroom terraced house offers more than the standard property and briefly comprises; Entrance vestibule, nicely decorated lounge, dining kitchen, and utility room to the ground floor. To the first floor are the two double bedrooms and the fitted bathroom, steps lead up to the the second floor where the loft room complete with skylight could be used as a 3rd bedroom, home office or similar. To the rear of the property is a yard with gates that would open to allow off road parking. Benefitting from gas central heating and being offered with freehold and vacant possession, this property is a fantastic buy for someone looking to move straight in.



Large loft room

Utility Room

Large lounge

Freehold

2 double bedrooms

Fitted Kitchen

Parking to the rear

Vacant possession

£124,950

Lounge 12' 1" x 14' 4" (3.69m x 4.37m)

Large lounge with entrance vestibule

Kitchen/Diner 11' 8" x 14' 4" (3.56m x 4.36m)

Fitted with base and wall cabinets. Integrated oven, hob and extractor fan. Plumbed for automatic washing machine. Ample space for a table.

Utility room 9' 0" x 5' 2" (2.75m x 1.57m)

The extension is equipped with lighting and electricity points. Window to the side and glazed door to the rear yard

Bedroom 1 12' 1" x 14' 4" (3.68m x 4.37m)

To the front elevation with fitted wardrobes.

Bedroom 2 9' 1" x 7' 8" (2.78m x 2.33m)

To the rear elevation.

Bathroom 8' 7" x 4' 11" (2.62m x 1.51m)

Panel bath with shower above and glass screen, pedestal wash hand basin and low level w/c. Tiled walls. Built in storage cupboard

Loft Room 16' 1" x 12' 6" (4.89m x 3.82m)

Large loft room with steps leading up to it. Velux window. Storage in the eaves.

Rear yard

Rear yard has gates that open to allow for a car to park.

Tenure

We are advised this is freehold but confirmation should be sought from your solicitor.

Financial advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C3023

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

