



656 Ripponden Road Oldham, OL4 2LW

Beautiful modern 3 bedroom terraced house with large garden to the rear. This much loved property has been thoroughly renovated and modernised throughout and is a credit to the current owners who are looking for a lovely family to make it their own. Internally this property comprises to the ground floor; Large lounge with bay window, Modern fitted dining kitchen with integrated appliances and french doors leading to the garden. To the first floor are the 2 double bedrooms, a good sized 3rd bedroom, the well designed family bathroom and the landing with glass balustrade and access to the part boarded loft. There are well maintained gardens front and rear. On street parking outside the property. Situated on Ripponden road this home is ideally placed for access to good and outstanding local schools, the M60 and M62 motorway network and public transport links into Oldham and Manchester City Centre.



Open plan dining / kitchen

3 Bedrooms

Integrated appliances

Good sized 3rd bedroom

Large rear garden

Modern Bathroom

Large lounge with bay window

Garden fronted

£159,950

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Lounge 13' 0" x 13' 11" (3.95m x 4.25m)

Large lounge with bay window. Feature fireplace.

Dining kitchen 11' 1" x 16' 11" (3.39m x 5.15m)

Stunning modern dining kitchen ideal for entertaining! White gloss base and wall cabinets with copper trim detailing and grey marble effect worktops with coordinating upstands and splashback. Integrated appliances include oven, hob, extractor fan, fridge/freezer and dishwasher. Space for automatic washing machine. Storage under the stairs. The breakfast bar unites the kitchen with dining area and ensures you are not disconnected from family and friends when cooking. French doors from the dining area lead to the rear garden.

Master bedroom 13' 0" x 10' 11" (3.96m x 3.32m)

Large double bedroom to the front elevation.

Bedroom 2 11' 1" x 10' 10" (3.39m x 3.29m)

Second double bedroom with views over the rear garden.

Family Bathroom 8' 0" x 5' 9" (2.44m x 1.76m)

Modern three piece bathroom suite comprising; P shaped panel bath with shower above and glass screen, pedestal wash hand basin, and low level W/C. Grey tiled walls. Chrome heated towel rail.

Bedroom 3 8' 5" x 5' 10" (2.57m x 1.78m)

Single bedroom to the front elevation, Currently used as a nursery, this bedroom has ample space for a single bed and additional furniture.

First Floor Landing

Landing provides access to all first floor rooms and the part boarded loft, accessible by the pull down ladders. The glass balustrade opens up the space and offers a truly sleek modern feel.

Front garden

Front garden is laid to lawn with plumb slate edging and hedge borders. The block paved path leads to the composite front door.

Rear Garden

Larger than average self contained garden which is great for children to play safely and for those summer BBQ's! Deck area by the house leading to the circular patio with a raised bed surrounding it and separating it from the rear seating area with its timber built benches and low maintenance artificial grass.

Tenure

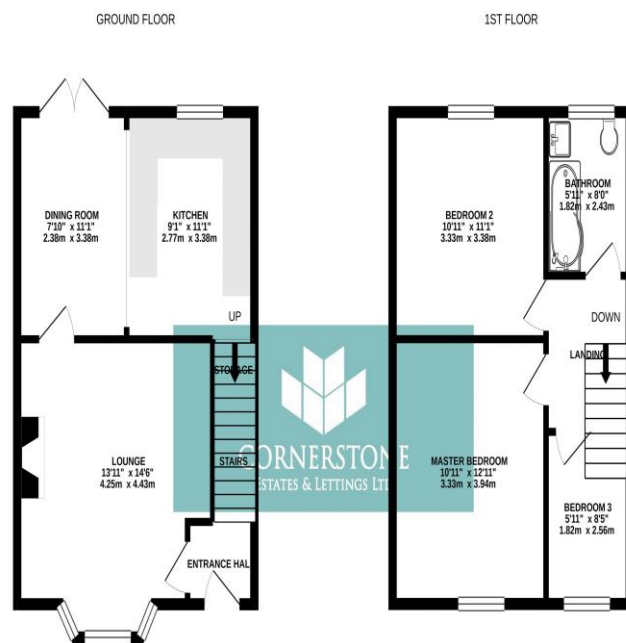
We are advised this is Leasehold but confirmation should be sought from your solicitor.

Council Tax

Band B

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 you do not keep up repayments on your mortgage or other loan secured on it.



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.

Energy performance certificate (EPC)

656, Ripponden Road
OLDHAM
OL4 2LW

Energy rating

E

Valid until:

14 October 2028

Certificate number:

9760-2808-7400-9808-2681

Property type

Mid-terrace house

Total floor area

79 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		