



## 650 Ripponden Road Oldham, OL4 2LW

Modern contemporary family home with open plan kitchen and garden to the rear. Internally this lovely property comprises; Entrance hall, lounge with bay window, and stunning extended kitchen diner. To the first floor are the two double bedrooms, the third bedroom, modern family bathroom and access to the boarded loft complete with Velux window. Externally this property has gardens front and rear with the rear being ideal for family to relax and enjoy. 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.

**3 Bedrooms**

**Large garden to rear**

**Beautifully presented throughout**

**Extended kitchen**

**Open plan kitchen / diner**

**Modern fitted bathroom**

**2 double bedrooms**

**£169,950**

### Entrance Hall

Enter via the uPVC door. Door to the lounge. Stairs to first floor accommodation with hidden LED lighting.

### Lounge 13' 0" x 14' 1" (3.97m x 4.28m)

Large lounge with bay window to the front. Feature fireplace. Tastefully decorated and with wall to wall carpeting

### Dining Room 11' 2" x 7' 9" (3.40m x 2.36m)

Dining room open to the kitchen. Window to the rear and radiator. Tile flooring.

### Kitchen 17' 2" x 8' 8" (5.23m x 2.65m)

The kitchen flows into the extension with French doors leading to the rear garden. Fitted with a range of modern gloss base and wall cabinets in grey with black work surfaces. Integrated oven, hob, extractor fan and stainless steel sink and drainer. Plumbed for automatic washing machine and space for tumble dryer and fridge freezer. Lighting provided by ceiling spotlights, under cabinet task lighting and plinth lights. Tiled flooring.

### Master bedroom 8' 6" x 13' 0" (2.59m x 3.96m)

The master bedroom sits to the front elevation and comes with fitted wardrobes with sliding doors to maximise space.

### Bedroom 2 11' 3" x 10' 6" (3.43m x 3.20m)

Second double bedroom which sits to the rear elevation.

### First Floor Landing

The landing provides access to all first floor rooms via the modern wood doors. Glass banister and tall decorative radiator. Access via the pull down ladders is provided for the loft which is boarded and has a Velux window.

### Bedroom 3 8' 3" x 6' 0" (2.52m x 1.82m)

Third bedroom to the front elevation.

### Family Bathroom 8' 0" x 5' 10" (2.44m x 1.78m)

Modern fitted bathroom with panel bath with central taps and shower above. Pedestal wash hand basin. Low level W/C. Tiled flooring, walls and bath panel.

### Rear Garden

Fantastic self contained outside space; wooden deck with plinth LED lights. Paved pathway leading to the rear gate and artificial lawn.

### Council Tax

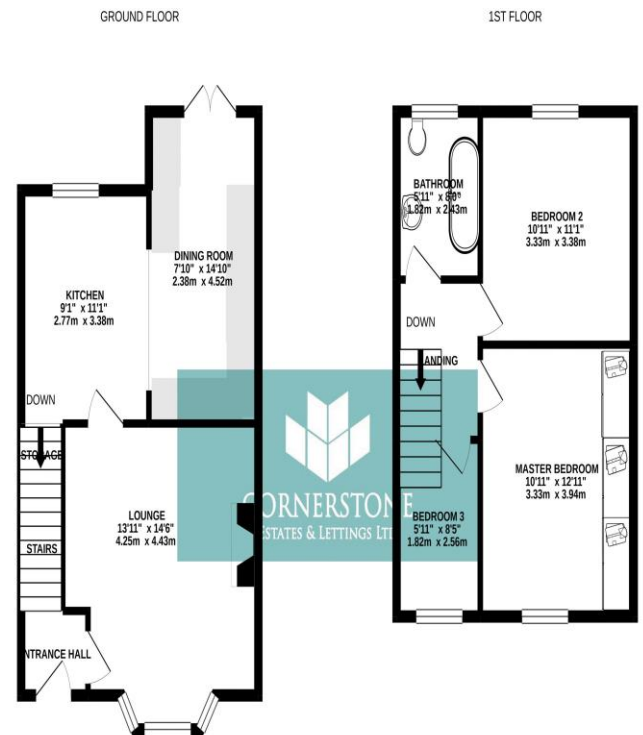
Band B

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

### Tenure

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Mark with Markings (L) (L) (L)

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.

