

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ripponden Road

Moorside, Oldham, OL4 2LJ

Offers Over £300,000



- ELEVATED POSITION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- GARAGE AND DRIVE
- NO CHAIN

- DETACHED DORMER BUNGALOW
- 2 BATHROOMS
- UPVC DOUBLE GLAZING
- COSMETIC UPDATING
- EPC RATING C

Tel: 0161 669 4833

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Enjoying an elevated position with far-reaching views to the front, this 3 bed detached dormer bungalow presents an exciting opportunity for buyers seeking a spacious home with great potential.

The accommodation comprises a vestibule entrance, a bright and airy lounge/diner, a fitted kitchen, 1 bedroom, and a bathroom on the ground floor. A feature spiral staircase leads to the first floor where there are two additional bedrooms and a second bathroom, offering flexible living space for families.

While the property would benefit from some cosmetic updating, it sits on a generous plot with mature gardens to the front and rear, a large enclosed side area with steps down to a double garage, and a block-paved driveway providing ample parking.

Located in a popular and convenient position with easy access to the charming Saddleworth villages, local amenities, and scenic countryside, this property offers the perfect blend of space, setting, and potential. EPC Rating C

## Vestibule Entrance

### Lounge / Diner

21'7" x 19'0" (max) (6.6m x 5.8m (max))

Inset log burner, Upvc double glazed bay window to the front Upvc double glazed window to rear, 2 x radiators, inset log burner. Spiral stairs leading to first floor.

### Kitchen

14'1" x 11'9" (4.3m x 3.6m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. 2 x Upvc double glazed windows, radiator.

### Bedroom 3

11'1" x 9'10" plus robes (3.4m x 3.0m plus robes)

Upvc double glazed window, radiator. Fitted wardrobes.

### Shower Room

8'2" x 6'6" (2.5m x 2.0m)

Shower enclosure, wash hand basin, bidet and low level wc. Upvc double glazed window, radiator.

### Bedroom 1

15'5" x 12'5" (4.7m x 3.8m)

Upvc double glazed window, radiator.

### Bedroom 2

13'1" x 9'6" (4.0m x 2.9m)

Upvc double glazed window, radiator.

### Bathroom

8'6",m 7'2" (2.6,m 2.2m)

4 Piece suite comprising bath, shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Store Area

With Upvc doors to both the front and rear along with Upvc double glazed windows this covered area to the side is a great storage area which also has steps leading down to the garage.

### Garage

Up and over doors to the front, pedestrian door to rear.

## Externally

Block paved driveway leading to garage to the front. Steps to the side of the garage lead to the front of this elevated plot which has the potential to deliver a panoramic view once the front garden has been trimmed back. Enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 910

Leasehold Ground Rent Amount, £6.00

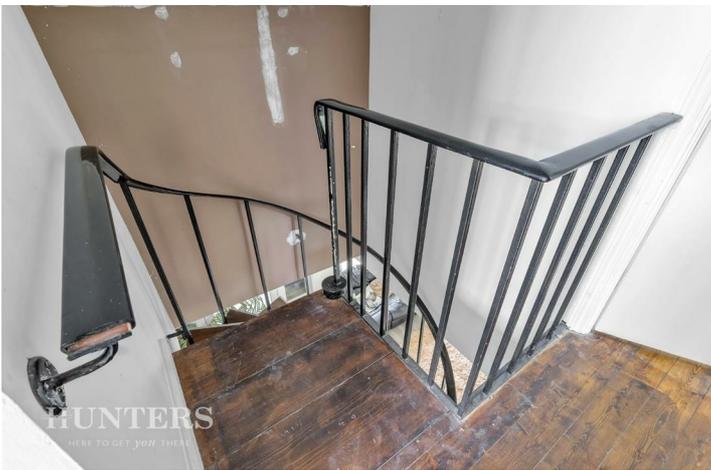
Council Tax Banding; D

# Floorplan



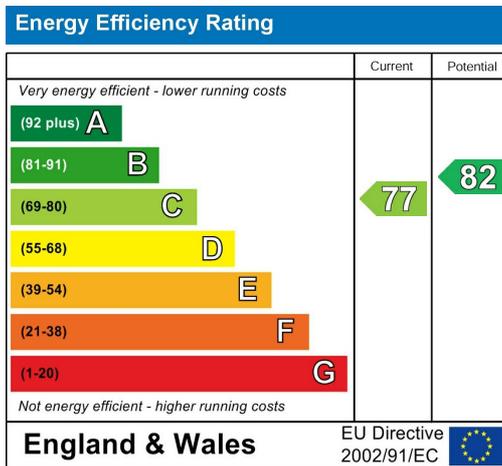
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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