

MARSH & MARSH PROPERTIES

81 Oldham Road, Ripponden, HX6 4EB

£280,000



****ATTENTION ALL YOUNG/GROWING FAMILIES OR PROFESSIONAL COUPLES**** A THREE BEDROOM mid-terrace offering a unique layout, as this was formerly two separate back-to-back properties which have been put together to make this deceptively spacious and characterful property. Set within the heart of this much sought after location with highly regarded local schools and amenities close by, along with quick and easy access to the M62 motorway for anyone who commutes to work in Manchester or Leeds. In brief to the first floor, you will find an entrance hall, lounge, a double room currently used as an office, and a utility room. To the lower level you will find a second reception room which provides access to the back garden and the kitchen. To the first floor you will find two double rooms, the house bathroom and stairs leading up to the loft. Externally, to the front there is an enclosed yard. To the rear there is an enclosed garden with both a lawn and a stone patio area. An internal inspection is strongly advised.

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**GROUND FLOOR
ENTRANCE HALL**



Enter the property via a UPVC window and into the entrance hall that provides access to the lounge.

LIVING ROOM 4.3 x 4.8m (14'1 x 15'8)

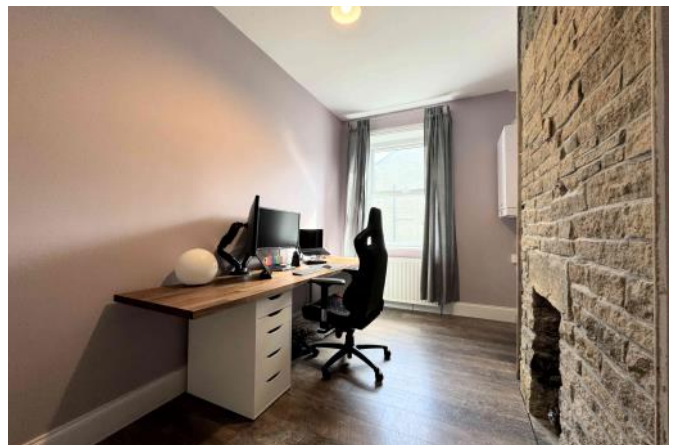


A spacious lounge with a multi-fuel stove set in a stone fireplace. There is an open staircase, a radiator, and UPVC window.

UTILITY 1.7 x 2.4m (5'6 x 7'10)

A useful space currently used as a utility room. There is a large storage cupboard, ceiling spotlights, an extractor fan, and a UPVC window.

OFFICE / BEDROOM THREE 2.6 x 4.6m (8'6 x 15'1)

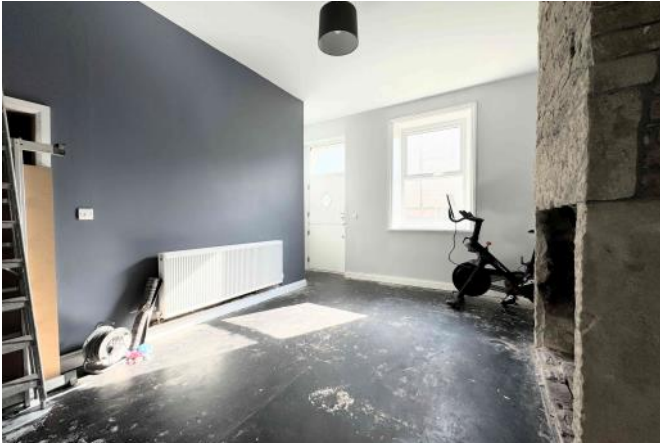


A double room currently used as an office which homes a combination boiler installed in 2020 as well as a stone fireplace, radiator, and UPVC window.

**LOWER GROUND FLOOR
SECOND RECEPTION ROOM 4.3 x 4.6m (14'1 x 15'1)**



A large second reception room with a stone fireplace, radiator, and under stair storage. This room also provides access to the rear garden via a UPVC stable door, and also has a UPVC window.



KITCHEN 4.3 x 4.8m (14'1 x 15'8)



A modern kitchen installed in 2019 with a wide range of wall and base units and a sink with chrome mixer tap. There is a built-in Bosch oven

and hopas well as a built-in dishwasher and extractor fan. There is a kitchen island and breakfast bar with seating for three people and under-stair storage. To complete this room there is plumbing for a dishwasher and space for a fridge freezer as well as ceiling spotlights, a radiator and two UPVC windows.

FIRST FLOOR

MASTER BEDROOM 4.3 x 4.6m (14'1 x 15'0)



A large double room with tasteful décor, a radiator and UPVC window.

BEDROOM TWO 2.7 x 4.0m (8'10 x 13'1)



A double room with tasteful décor, a radiator and two UPVC windows.

BATHROOM 1.6 x 4.0m (5'2 x 13'1)

A 3-piece suite comprising for a shower cubicle with a rainfall and handheld power shower, a low flush toilet and a pedestal sink. The room is partially tiled and has ceiling spotlights. To complete the room there is an extractor fan, a modern radiator and a UPVC window.

ATTIC ROOM 4.3 x 7.4m (14'1 x 24'3)



Partially converted to building regulations with a full-size staircase in place is this spacious loft area which provides excellent potential to complete the conversion and increase the property value dramatically.

EXTERNAL

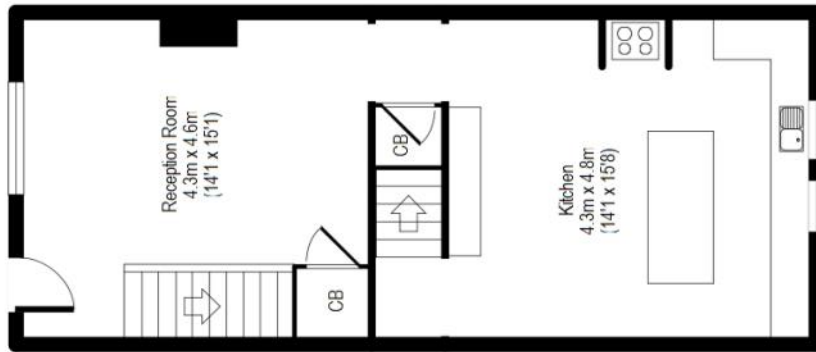


Externally, to the rear there is an enclosed garden with a lawn and stone patio area. To the front there is an enclosed yard area as well as on street parking.

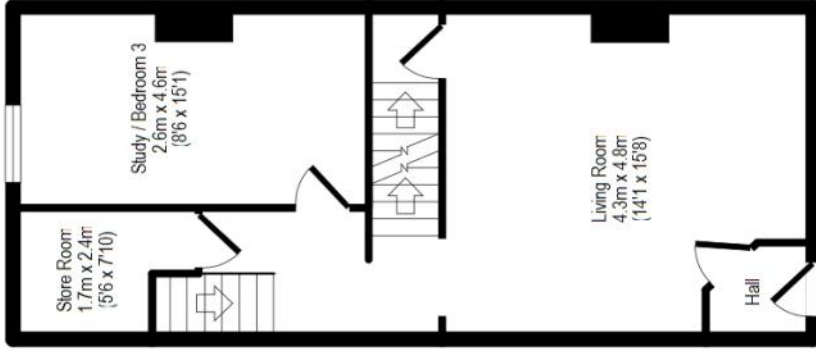


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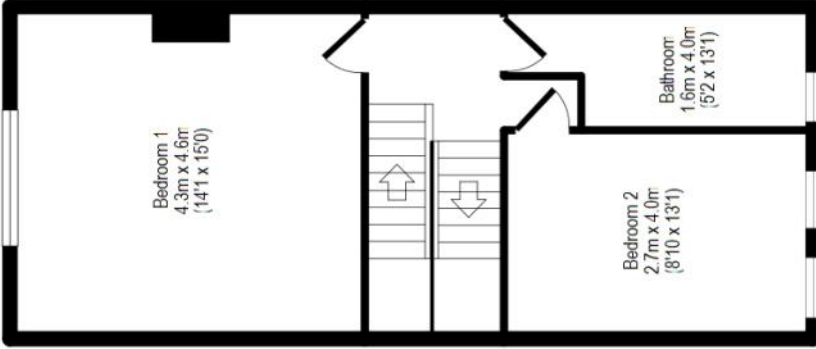
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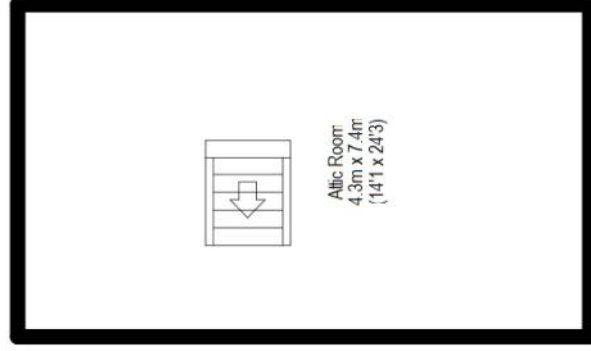
Lower Ground Floor



Ground Floor



First Floor



Attic Floor

APPROX GROSS INTERNAL FLOOR AREA: 166 sq. m / 1780 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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