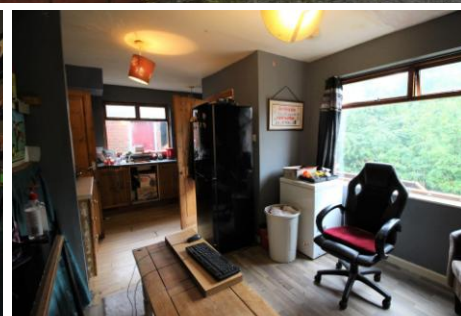
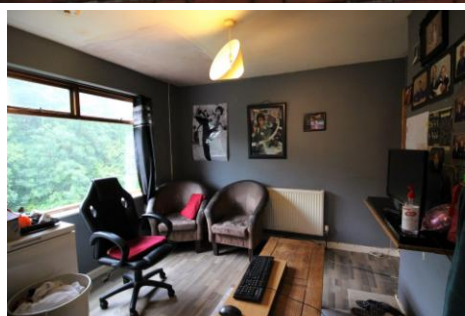


33 Kipling Road, Oldham, OL1 4LT



- Freehold
- Great Sized Family Home
- Priced to Sell
- Long Term Tenant

- Kitchen/Diner
- Large Rear Garden
- Some Refurbishment Required
- Three Bedrooms

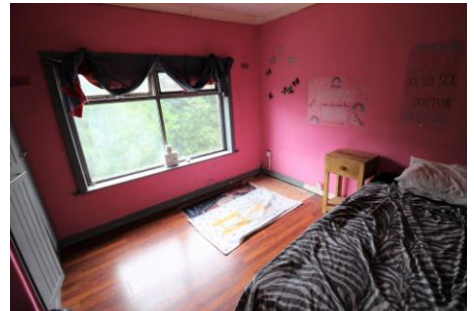
# 33 Kipling Road, Oldham, OL1 4LT

## MAIN DESCRIPTION

**\*\* NO CHAIN & FREEHOLD\*\***

Stepping Stones are delighted to offer for sale This 3 bedroom property with a front and large rear garden and perfect family home with the chance to put your own stamp on it. The price reflects that some renovation works will be needed. The property can be bought with vacant possession or tenanted and is currently receiving £750pcm.

The property in brief comprises Entrance Hallway, Lounge and Kitchen/Diner to the ground floor and Three bedrooms and Family Bathroom to the first floor. Externally there is both a front and large rear garden.



# 33 Kipling Road, Oldham, OL1 4LT

---

## ENTRANCE HALLWAY

External door to entrance hallway, stairs to the first floor accommodation, ceiling light point, wall mounted radiator, window to the front elevation, internal doors to kitchen diner and lounge.

## LOUNGE

12' 6" x 12' 2" (3.82m x 3.71m) Two double glazed windows to the front elevation wall mounted radiator coving to ceiling TV aerial point fire surround ceiling light point, internal door to kitchen/diner

## KITCHEN/DINER

18' 5" x 10' 2" (5.63m x 3.11m) A great size room with low level kitchen units contrasting worksurfaces two windows to the side elevation space for gas cooker, three ceiling light points, wall mounted radiator, large double glazed window to the rear elevation with open aspect and Garden view, rear vestibule with storage cupboard and external door to garden.

## LANDING

Stairs from the ground floor accommodation, double glazed window to the side elevation, ceiling light point.

## BATHROOM

7' 4" x 7' 1" (2.24m x 2.18m) A three-piece sweet comprising of low-level w/c, pedestal sink unit, bath with over bath shower, splashback tiling uPVC double glazed windows to the rear and side elevations, wall mounted chrome heated towel rail, ceiling spotlights.

## BEDROOM TWO

10' 7" x 10' 10" (3.23m x 3.32m) A further double bedroom with double glazed window to the rear elevation with garden view, fitted wardrobe, wall mounted TV aerial point and ceiling light point telephone point, coving to ceiling, wall mounted radiator,

## BEDROOM THREE

8' 11" x 7' 2" (2.72m x 2.20m) uPVC double glazed window to the front elevation, storage cupboard, wall mounted radiator, ceiling light point .

## EXTERNAL

FRONT - Front Garden with side gated access to rear.  
REAR - A tiered rear garden, private and enclosed.

## DISCLAIMER

Tenure - Freehold  
Council Tax Band - A  
EPC Rate - D

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.