





## Ripponden Road, Oldham

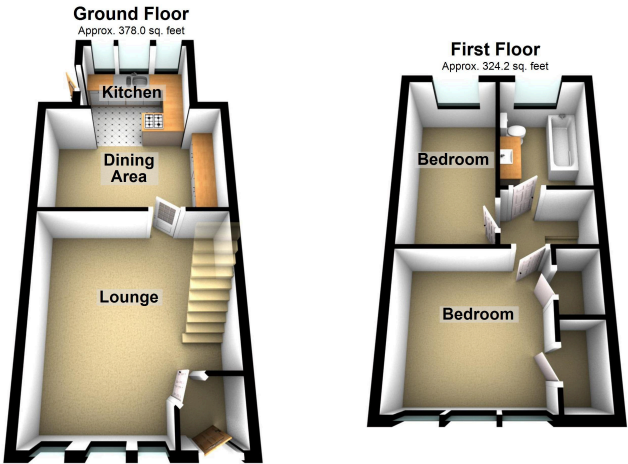
Offers Over £180,000

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- Character Stone Built Cottage • Two Bedrooms
- Amazing Views
- Tiered Garden
- Freehold
- Grade II Listed
- Off Road Parking
- EPC Rating - D

Kirkham Property are delighted to offer for sale this character stone built cottage oozing charm throughout with many traditional features. Commanding far reaching views to the front and open fields to the rear, this Grade II listed cottage must be viewed to be appreciated. Internally the property briefly comprises of Entrance vestibule, Lounge and Dining kitchen to the ground floor whilst the first floor has two good size bedroom and a recently fitted bathroom. Externally there is a tiered garden to the rear and off street parking on the lane at the side of the property.



Total area: approx. 702.2 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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