







# 75 OLDHAM ROAD

RIPPONDEN | HX6 4EB

This deceptively spacious and characterful mid-terrace property is conveniently located just a few minutes' walk from the centre of Ripponden village and all local amenities.

This well presented property provides flexible family accommodation arranged over four floors which includes two reception rooms, a spacious dining kitchen, utility room, three bedrooms and two bathrooms.

Externally, there is a small, enclosed yard to the front and a delightful, fully enclosed decked garden to the rear of the property.



## GROUND FLOOR

Living Room  
Sitting Room

## LOWER GROUND FLOOR

Dining Kitchen  
Utility Room  
Boot Room  
Wet Room  
Cellar

EPC RATING  
TBC

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 2  
Family Bathroom

SECOND FLOOR  
Study / Bedroom 3

COUNCIL TAX BAND  
B

## INTERNAL

The property is entered directly into the living room which features an open fireplace housing an electric stove effect fire.

The south-facing sitting room enjoys a sunny aspect and features a contemporary timber fire surround housing a real-flame effect gas fire.

The dining kitchen is located on the lower ground floor and features the original stone-flagged floor and enjoys direct access into the garden. The kitchen is fitted with a range of base and wall units with complementary worktops and boasts a Rangemaster stove with five-ring gas hob as well as another five-ring gas hob for those cooking enthusiasts as well as space for a fridge freezer. In addition, the exposed stone fireplace houses a multi-fuel stove. Accessed from the inner hallway is a boot-room with useful three-piece wetroom off and a separate utility room with lots of storage, plumbing for a washing machine, space for a dryer and fridge-freezer.

There are two bedrooms located on the first floor, including a generously proportioned master bedroom. Also on this floor is the four-piece family bathroom housing a shower cubicle with rainhead shower, bath with shower attachment, WC and a large wash basin.

A staircase rises from the first floor to the second floor study / occasional bedroom 3 which has a Velux rooflight and benefits from useful under-eaves storage.



## EXTERNAL

To the front of the property is an enclosed stone-flagged yard and to the rear is a private, low-maintenance, decked garden which is south-facing and ideal for summer barbecues and al fresco dining, there is also a timber summerhouse, ideal for those cooler evenings.

## LOCATION

75 Oldham Road is just a short walk from the centre of the village, being within easy walking distance of all local amenities, which include a school, health centre, dental surgery and a selection of shops, bars and restaurants.

The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from nearby.

## SERVICES

All mains services. Gas central heating with the boiler located in the Living Room.

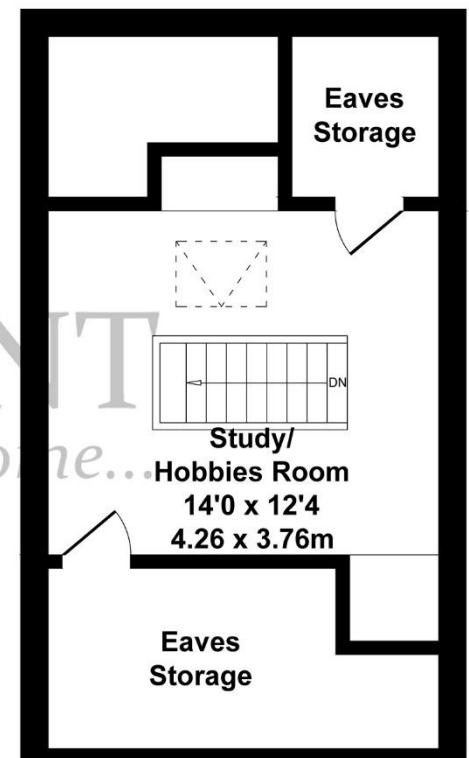
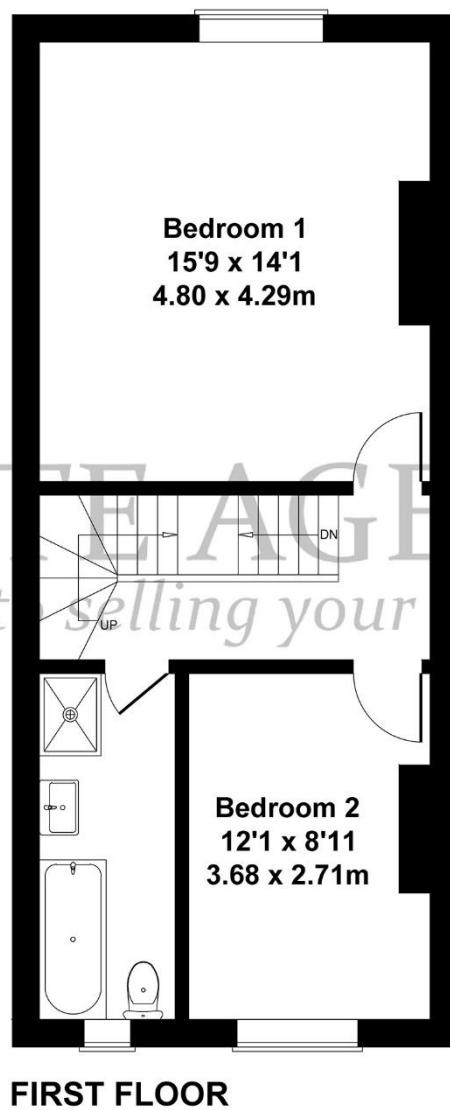
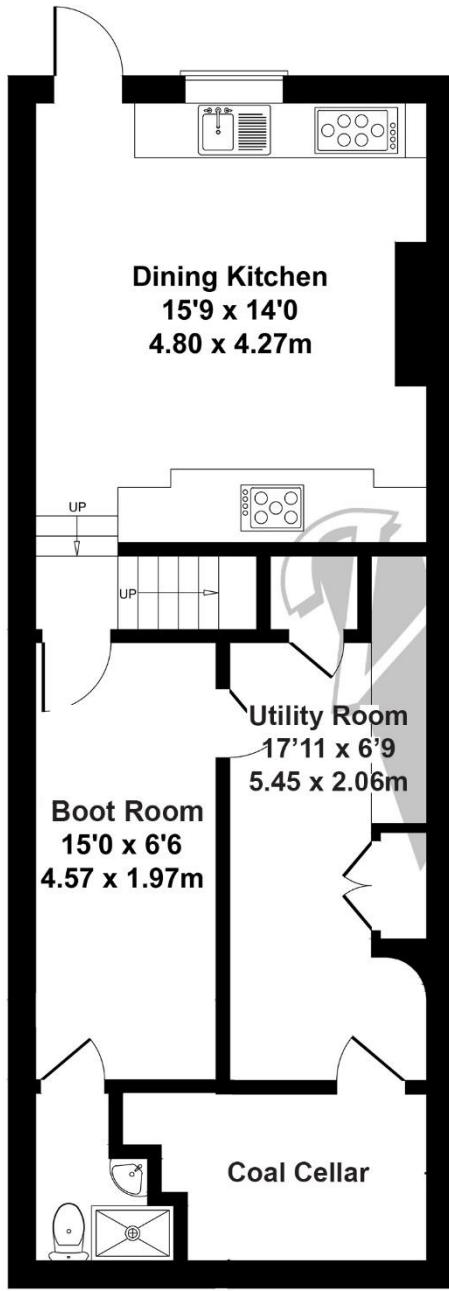
**TENURE** Freehold.

## DIRECTIONS

From the traffic lights in the centre of Ripponden, proceed on the A672 Oldham Road in the direction of Rishworth and the property is on the left hand side just after passing the fish and chip shop on the left and opposite The Larder Delicatessen, identified by our sale board.



Approximate Gross Internal Area  
1701 sq ft - 158 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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