

**RYDER &  
DUTTON**

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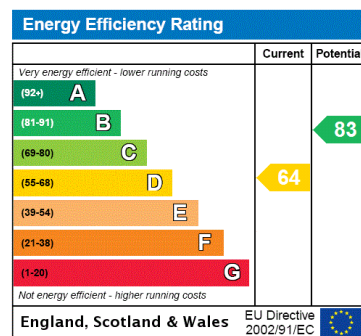


**\*SOLD PRIOR TO MARKETING\*** Contact Ryder & Dutton for similar properties! Three storey town house ready to move into with no onward chain. EPC - D.

66 Mona Road, Chadderton, Oldham, Greater  
Manchester, OL9 8ND

To view this property call 0161 652 1234

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



VIEWING Strictly by appointment with the selling agent  
SERVICES All mains services are available.  
TENURE Freehold  
COUNCIL TAX BAND C  
LOCAL AUTHORITY Oldham Metropolitan Borough Council

We recommend you seek information from the following websites before committing to a purchase

Map Quest <http://www.mapquest.co.uk>  
Local Council <http://www.gov.uk/find-your-local-council>  
Council Tax Enquires <http://www.voa.gov.uk>  
Department for Education and Skills <http://www.education.gov.uk>  
Local School Information <http://www.schoolsnet.com>  
Coal Mining Reports <http://www.coal.decc.gov.uk>  
Flood Check [http://www.homecheckflood.co.uk/flood\\_risk.html](http://www.homecheckflood.co.uk/flood_risk.html)  
Environment agency <http://www.environment-agency.gov.uk>  
Broadband Speed [http://www.broadbandspeedchecker.co.uk/broadband\\_speed\\_in\\_my\\_area.aspx](http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx)

**This property is being dealt with by our office at:** 17 Union Street, Oldham, OL1 1HA

Ryder & Dutton for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.