



NPE

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For Sale

214 Ashton Road West, Failsworth - EPC: £239,950



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****CHAIN FREE****DOUBLE EXTENSION TO REAR****LARGE ATTIC BEDROOM****DOUBLE LENGTH GARAGE AND GARDEN TO REAR****IDEAL FOR FAMILY**** We offer for sale this well maintained, spacious and largely extended 3 bedroom terraced property, situated in a popular & convenient location, close to most local amenities, ideal for the family. The property is part uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, dining room, fitted kitchen, 2 double bedrooms and a large modern wet room to the first floor and a further attic room to the 2nd floor. Externally, the property has the benefit of a garden to the front, and a garden to the rear with artificial lawn, block paved patio, a brick outhouse, outside WC and large detached double length garage. Viewing highly recommended.

Entrance Porch

Lounge

13'3 x 13'4 (4.04m x 4.06m)

Radiator.

Dining Room

9'5 x 13'5 (2.87m x 4.09m)

Radiator. Storage cupboard. Double doors to kitchen.

Kitchen

8'10 x 12'7 (2.69m x 3.84m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Radiator. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Stairs off leading to bedroom 3 attic room.

Bedroom 1

10'4 x 13'4 (3.15m x 4.06m)

Front aspect. Radiator.

Bedroom 2

19'3 x 8'0 (5.87m x 2.44m)

Rear aspect. Radiator.

Wet Room

16'4 x 5'0 (4.98m x 1.52m)

Modern 3 piece shower suite. Part ceramic wall tiled. Ceramic floor tiled. 2 x heated towel rail.

Bedroom 3 Attic Room

11'3 x 17'11 (3.43m x 5.46m)

2 radiators. Velux window. fixed stairs off first floor landing.

External

Garden to the front, and a garden to the rear with artificial lawn, block paved patio, a brick outhouse, outside WC and large detached double length garage.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. The council tax is in Band A with Oldham Council.

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