



NPE

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For Sale

18 Glenmore Drive, Failsworth - EPC: £195,950



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****CHAIN FREE****WELL MAINTAINED****EXTENDED TO REAR****HIGHLY SOUGHT AFTER LOCATION****IDEAL FOR FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES****DECEPTIVELY SPACIOUS****GOOD SIZED GARDEN TO REAR****OFF ROAD PARKING****We offer for sale this well maintained and extended 3 bedroom townhouse situated in the ever popular location of Glenmore Drive. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance porch, hallway, lounge, dining room, kitchen, 3 bedrooms and a 3 piece white suite bathroom. Externally, the property benefits from a driveway to the front and a good sized garden to the rear with a patio, lawn and timber shed. Viewing is highly recommended to appreciate the potential.

Entrance Porch

Hallway

Stairs off.

Lounge

11'10" x 11'9" (3.61m x 3.58m)

Radiator. Gas fire.

Dining Room

14'9" x 7'9" (4.50m x 2.36m)

Radiator. Under stairs storage.

Kitchen Diner

12'9" x 8'11" (3.89m x 2.72m)

Fitted wall and base units incorporating oven, hob, single sink & drainer & integrated fridge freezer. Part ceramic wall tiled. Floor tiled. Combi gas central heating boiler.

1st Floor Landing

Loft access.

Bedroom 1

11'7" x 9'4" (3.53m x 2.84m)

Front aspect. Radiator.

Bedroom 2

7'11" x 9'3" (2.41m x 2.82m)

Rear aspect. Radiator.

Bedroom 3

8'11" x 7'3" (2.72m x 2.21m)

Front aspect. Radiator. Storage cupboard.

Bathroom

3 piece white shower suite. Heated towel rail. Ceramic wall and floor tiled.

External

The property benefits from a driveway to the front of the property and has a good sized garden to the rear with a patio, lawn and timber shed.

Tenure & Council Tax

We have been advised that the property is Leasehold on a term of 999 years with 940 years remaining. There is a fixed ground rent of £10 per annum. The Council Tax is in Band A with Oldham Council.

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