



# NPE

## For Sale

124 Alan Avenue, Failsworth - EPC: £269,950



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\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR LOCATION\*\*\*\*EXTENDED TO THE FRONT\*\*\*\*CONSERVATORY TO REAR\*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR OLDER COUPLE OR YOUNGER FAMILY\*\*\*\* We offer for sale this spacious and well maintained 2 bedroom semi detached true bungalow, situated in a very popular location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, entrance hallway, 2 good sized bedrooms, 3 piece white shower room, lounge, fitted kitchen and uPVC conservatory. Externally, the property has the benefit of a garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear.

### **Entrance Porch**

### **Entrance Hallway**

Radiator. Loft access.

### **Bedroom 1**

*15'8 x 9'7 (4.78m x 2.92m)*

Front aspect. Fitted wardrobes. 2 radiators.

### **Bedroom 2**

*12'8 x 9'0 (3.86m x 2.74m)*

Front aspect. Radiator.

### **Shower Room**

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

### **Lounge**

*13'8 x 14'1 (4.17m x 4.29m)*

Fitted electric fire. Feature fireplace. Radiator.

### **Kitchen**

*10'4 x 8'4 (3.15m x 2.54m)*

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler.

### **uPVC Conservatory**

*9'4 x 9'3 (2.84m x 2.82m)*

### **External**

Garden to the front, a long driveway to the side leading to a detached garage, and a garden to the rear.

### **Tenure & Council Tax**

We have been advised that this property is Freehold. The council tax is in Band C with Oldham Council.

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