



NPE

Estate Agents Lettings
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For Sale

64 Propps Hall Drive, Failsworth - EPC: £259,950



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****POPULAR LOCATION****DECEPTIVELY SPACIOUS FAMILY HOME****GOOD SIZED PLOT**** 2 RECEPTION ROOMS****MODERN INTERIOR**** 3 GOOD SIZED BEDROOMS****VIEWING RECOMMENDED**** We offer for sale this spacious and modern 3 bedroom semi detached property, situated in a popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, modern fitted kitchen, 3 good sized bedrooms and a modern 3 piece shower room. Externally the property has the benefit of a garden and driveway to the front and a good sized garden to the rear.

Entrance Hallway

Stairs off. Radiator.

Lounge

9'10 x 14'3 (3.00m x 4.34m)

Opening through to dining room. Radiator.

Dining Room

10'9 x 7'9 (3.28m x 2.36m)

Radiator.

Kitchen

10'3 x 11'4 (3.12m x 3.45m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Plumbed for washer.

First Floor Landing

Spindled balustrade. Loft access. Built in cupboard.

Bedroom 1

10'2 x 14'6 (3.10m x 4.42m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'10 x 7'10 (3.30m x 2.39m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

10'4 x 7'10 (3.15m x 2.39m)

Rear aspect. Built in wardrobe. Radiator.

Shower Room

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

External

Garden and driveway to the front and a good sized garden to the rear.

Tenure & Council Tax

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

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