

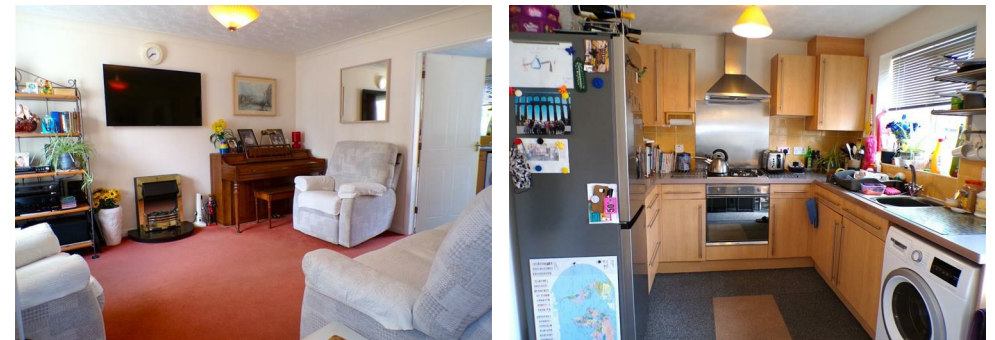


# NPE

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## For Sale

4 Polden Close, Hollinwood - EPC: £250,000



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\*\*\*\*MODERN STYLE BUILT BY REDROW\*\*\*\*WELL MAINTAINED\*\*\*\*POPULAR CUL DE SAC LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR\*\*\*\* We offer for sale this modern style, spacious 3 bedroom semi detached property, situated in a popular cul de sac location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, lounge, fitted dining kitchen, 3 bedrooms and 3 piece bathroom. Externally the property has the benefit of a garden & driveway to the front and a garden to the rear with patio, decking, pond & shed.

**Entrance Hallway**

Stairs off. Radiator.

**Downstairs WC**

Wash basin. Radiator.

**Lounge**

*14'3 x 12'1 (4.34m x 3.68m)*

Radiator.

**Dining Kitchen**

*8'7 x 15'4 (2.62m x 4.67m)*

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Gas central heating boiler. Radiator. Patio doors to rear. Under stairs storage.

**First Floor Landing**

Spindled balustrade. Loft access.

**Bedroom 1**

*11'9 x 8'7 (3.58m x 2.62m)*

Front aspect. Radiator.

**Bedroom 2**

*11'2 x 8'8 (3.40m x 2.64m)*

Rear aspect. Radiator.

**Bedroom 3**

*8'11 x 6'5 (2.72m x 1.96m)*

Front aspect. Radiator.

**External**

Garden & driveway to the front and a garden to the rear with patio, decking, pond & shed.

**Tenure & Council Tax**

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

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.