



NPE

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For Sale

18 Woodford Road, Failsworth - EPC: £259,950



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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****1930's BAY FRONTED SEMI****IDEAL FOR FAMILIES****GOOD SIZED GARDEN TO REAR****WELL MAINTAINED THROUGHOUT****CCTV & ALARM SYSTEM****We offer for sale this spacious and well maintained 1930's 3 bed semi detached property located in the heart of Failsworth. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hallway, through lounge, extended kitchen, 3 good sized bedrooms, 2 piece white shower suite and a separate WC. Externally, the property benefits from being garden fronted and has a good sized private rear garden with lawn and patios.

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

23'2x11'9 (7.06mx3.58m)

Bay window. 2 radiators. French doors to rear.

Extended Kitchen

17'5x6'11 (5.31mx2.11m)

Modern fitted wall and base units incorporating oven, hob and extractor. Plumbed for washer. Stainless steel sink and drainer. Modern vertical radiator.

1st Floor Landing

Spindled balustrade.

Bedroom 1

13'4x8'5 to wardrobes (4.06mx2.57m to wardrobes)

Front aspect. Bay window. Fitted wardrobes. Radiator.

Bedroom 2

10'2x8'5 to wardrobes (3.10mx2.57m to wardrobes)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

5'7x7'2 (1.70mx2.18m)

Front aspect. Radiator.

Shower Room

2 piece white shower suite. Ceramic wall tiled. Heated towel rail.

WC

Ceramic wall tiled.

External

Externally the property benefits from being garden fronted and has a private good sized garden to the rear with lawn and patios. Outdoor electrical sockets.

Tenure & Council Tax

We have been advised that the property is Freehold. The Council Tax is in Band B with Oldham Council.

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