



# NPE

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## For Sale

317 Ashton Road East, Failsworth - EPC: £169,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*OFF ROAD PARKING TO THE REAR\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*2 GOOD SIZED BEDROOMS\*\*\*\*NEEDS SOME MODERNISATION\*\*\*\*REALISTICALLY PRICED\*\*\*\*We offer for sale this spacious and realistically priced 2 bedroom terrace property situated in the popular and convenient area of Failsworth. The property us uPVC double glazed throughout and combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen, 2 good sized bedrooms and a wet room. Externally, the property benefits from being garden fronted and has a small garden to the rear.

#### **Entrance Porch**

#### **Lounge**

*17'4x11'1 (5.28mx3.38m)*

Feature fireplace. 2 radiators.

#### **Kitchen**

*8'10x14'7 (2.69mx4.45m)*

Fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink rinser & drainer. Plumbed for washer. Radiator.

#### **1st Floor Landing**

#### **Bedroom 1**

*13'4x11'3 (4.06mx3.43m)*

Front aspect. Built in wardrobes. Radiator.

#### **Bedroom 2**

*12'9x6'11 (3.89mx2.11m)*

Rear aspect. Radiator.

#### **Wet Room**

3 piece white shower suite. Part wall tiled. Radiator. Combi gas central heating boiler.

#### **External**

The property benefits from being garden fronted and has a small garden to the rear with off road parking.

#### **Tenure & Council Tax**

We have been advised that the property is Leasehold on a 999 year term with an approx Ground Rent of £2 per annum. The Council Tax is in Band A 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.