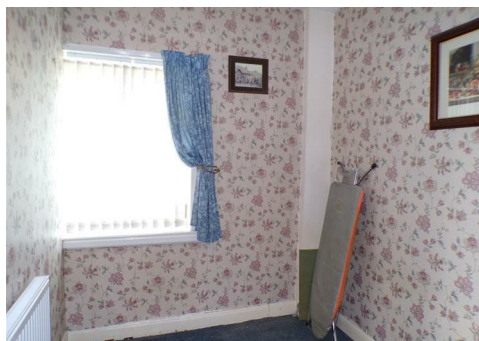




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

112 Dean Street, Failsworth - EPC: £190,000



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
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****WELL MAINTAINED****CONSERVATORY TO REAR****CLOSE TO METROLINK****IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR**** We offer for sale this 2 bedroom semi detached property, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, uPVC conservatory, downstairs WC, 2 good sized bedrooms, an ensuite washroom, and a 2 piece bathroom. Externally, the property has the benefit of a garden to the front & rear.

Entrance Hallway

Stairs off.

Lounge

13'7 x 11'9 (4.14m x 3.58m)

Fitted electric fire. Feature fireplace. Radiator.

Kitchen

8'6 x 10'8 (2.59m x 3.25m)

Fitted wall & base units. Stainless steel sink & drainer. Ceramic wall tiled. Plumbed for washer. Radiator. French doors to rear.

uPVC Conservatory

8'8 x 13'7 (2.64m x 4.14m)

Downstairs WC

Wash basin. Ceramic wall tiled. Combi gas central heating boiler.

First Floor Landing

Loft access. Radiator.

Bedroom 1

12'8 x 10'2 (3.86m x 3.10m)

Front aspect. Fitted wardrobes. Radiator.

En Suite

Toilet & wash basin.

Bedroom 2

9'10 x 8'10 (max) (3.00m x 2.69m (max))

Rear aspect. Radiator.

Bathroom

2 piece suite with corner Jacuzzi bath & wash basin. Heated towel rail.

External

Gardens to the front & rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 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.