



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

12 Phillimore Street, Lees - EPC: £370,000



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

****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****LARGE ATTIC ROOM WITH ENSUITE****LARGE GARDEN TO REAR****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We offer for sale this largely extended 3 bedroom semi detached property with large attic room, situated in a very popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, fitted kitchen, extended dining/sitting room, utility room, downstairs WC, 3 bedrooms, modern 4 piece bathroom and large attic room with ensuite shower room. Externally, the property has the benefit of a double patterned concrete driveway to the front, an attached garage to the side and a large garden to the rear with lawn, patio & timber shed.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

23'7 x 12'6 (7.19m x 3.81m)

Feature fireplace. Radiator & modern vertical radiator. Double doors through to dining/sitting room.

Kitchen

9'1 x 10'3 (2.77m x 3.12m)

Fitted wall & base units. Stainless steel sink unit. Ceramic floor tiled. Radiator. Opening through to dining/sitting room. Access to utility room.

Extended Dining/Sitting Room

8'5 x 26'11 (2.57m x 8.20m)

2 radiators. Bi folding doors to the rear.

Utility Room

Plumbed for washer. Stainless steel sink unit. Access to attached garage.

Downstairs WC

Wash basin.

First Floor Landing

Stairs off leading to attic room.

Bedroom 1

13'7 x 10'6 (4.14m x 3.20m)

Front aspect. Radiator.

Bedroom 2

9'6 x 11'3 (2.90m x 3.43m)

Rear aspect. Radiator.

Bedroom 3

7'1 x 9'1 (2.16m x 2.77m)

Front aspect. Radiator.

Bathroom

Modern 4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Heated towel rail.

Attic Room

15'2 x 9'5 (4.62m x 2.87m)

Fixed stairs off first floor landing. 2 Velux windows. Radiator.

En Suite

3 piece white shower suite. Part ceramic wall tiled. Ceramic floor tiled.

External

Double patterned concrete driveway to the front, an attached garage to the side and a large garden to the rear with lawn, patio & timber shed.

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 C 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.