



NPE

Estate Agents Lettings
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For Sale

21 Richmond Road, Failsworth - EPC: £249,950



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****CHAIN FREE****DECEPTIVELY SPACIOUS****VERY POPULAR LOCATION****TRUE BUNGALOW****LOTS OF POTENTIAL****IDEAL FOR OLDER COUPLE OR FAMILY****LARGE PLOT****2 GOOD SIZED BEDROOMS****WELL MAINTAINED THROUGHOUT****We offer for sale this spacious and well maintained 2 bedroom true bungalow situated in a very popular location within Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance hallway, lounge, kitchen, 2 good sized bedrooms & shower room. Externally, the property benefits from gardens to the front side & rear with lawns, patio and timber shed.

Entrance Hallway

Radiator.

Bedroom 2

8'11x9'11 (2.72mx3.02m)

Front aspect. Radiator.

Bedroom 1

13'7x9'10 (4.14mx3.00m)

Rear aspect. Fitted wardrobes. Radiator.

Shower Room

3 piece white shower suite. Part wall tiled. Radiator.

Lounge

14'8x12'10 (4.47mx3.91m)

Fitted electric fire. Radiator.

Kitchen

7'8x10'6 (2.34mx3.20m)

Fitted wall and base units. Stainless steel sink & drainer. Part wall tiled. 2 storage cupboards. Combi gas central heating boiler. Radiator.

External

Externally, the property benefits from gardens to the front side & rear with lawns, patio and timber shed.

Tenure & Council Tax

We have been advised that the 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 The property is offered subject to contract and may be withdrawn at any time.