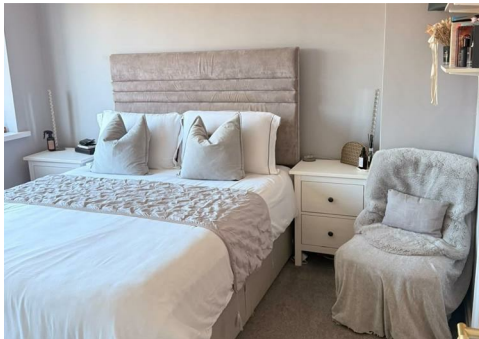




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For Sale

80 Alder Road, Failsworth - EPC: £340,000



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****IMMACULATE LUXURY INTERIOR THROUGHOUT****PERFECT FAMILY HOME****EXTENDED TO THE REAR****3 BEDROOMS****DETACHED OFFICE & UTILITY OUTBUILDING****TURN KEY****DRIVEWAY TO THE FRONT****SITUATED IN A POPULAR AREA OF FAILSWORTH****We are proud to offer this luxury modernised and extended 3 bed semi detached family home situated in the popular area of Alder Road, Failsworth. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance porch, hallway, lounge, extended kitchen diner, 3 bedrooms & a modern family bathroom. Externally, the property benefits from being garden fronted with a block paved driveway & private garden to the rear complete with artificial lawn, outbuilding consisting of an office space and separate utility. Early viewing is highly recommended.

Entrance Porch

Hallway

Stairs off. Radiator.

Lounge

14'4" x 10'5" (4.37m x 3.18m)

Bay window. Radiator. Opening to kitchen.

Extended Kitchen Diner

17'3" x 15'5" (5.26m x 4.70m)

Modern luxury fitted wall and base units incorporating oven, hob & extractor. Integrated larder tall fridge. Modern sink, rinser & drainer. Central kitchen island complete with wine fridge & under counter freezer. Bi-folding doors leading to the garden. Radiator.

First Floor Landing

Loft access. Spindled balustrade.

Bedroom 1

10'1" x 10'8" (3.07m x 3.25m)

Front aspect. Radiator. Fitted wardrobe.

Bedroom 2

9'1" x 9'10" (2.77m x 3.00m)

Rear aspect. Radiator. Fitted wardrobe.

Bedroom 3

6'10" x 4'11" (to wardrobes) (2.08m x 1.50m (to wardrobes))

Front aspect. Radiator.

Bathroom

7'5" x 5'3" (2.26m x 1.60m)

Modern family bathroom complete with 3 piece white suite with shower to bath, heated towel rail, ceramic wall & floor tiles & extractor fan.

External

The property benefits from having a garden and block paved driveway to the front and private garden to the rear with timber decking, artificial lawn and outhouse building fitted with electrics, water, drainage and is plumbed for a washing machine and dryer. Additional block paved area to the side.

Tenure & Council Tax

We have been advised that the property is Freehold. 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.