



# NPE

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## For Sale

29 Alder Road, Failsworth - EPC: £399,950



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\*\*\*\*HIGHLY SOUGHT AFTER LOCATION\*\*\*\*LARGELY EXTENDED\*\*\*\*LARGE PLOT\*\*\*\*OVERLOOKS FIELDS TO REAR\*\*\*\* 3 DOUBLE BEDROOMS, COULD EASILY BE MADE INTO A 4 BED\*\*\*\* BALCONY TO REAR OF BED 3\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious, well maintained and largely extended 3 bedroom detached property, situated in a very popular location, ideal for the family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, sitting room, dining room, fitted kitchen, uPVC conservatory, 3 bedrooms and a modern 3 piece shower room. Externally, the property has the benefit of a garden to the front, a driveway to the side and a large plot with gardens to the side and rear with lawn, patio, PVC decking, pond and timber shed. Overlooks fields to the rear. Viewing highly recommended.

#### **Porch**

#### **Entrance Hallway**

Stairs off.

#### **Lounge**

*19'1 x 13'8 (5.82m x 4.17m)*

Living flame gas fire. Feature fireplace. 2 radiators. Arch through to sitting room.

#### **Sitting Room**

*8'10 x 8'9 (2.69m x 2.67m)*

French doors to conservatory.

#### **Kitchen**

*8'7 x 15'3 (2.62m x 4.65m)*

Fitted wall & base units. Single sink & drainer. Part ceramic wall tiled. Plumbed for washer. Open through to dining room.

#### **Dining Room**

*18'8 x 7'3 (5.69m x 2.21m)*

#### **uPVC Conservatory**

*14'1 x 8'10 (4.29m x 2.69m)*

#### **First Floor Landing**

Spindled balustrade. Loft access.

#### **Bedroom 1**

*10'6 x 17'0 (max) (3.20m x 5.18m (max))*

Front aspect. Originally 2 separate bedrooms knocked into 1. Built in wardrobes. Radiator.

#### **Bedroom 2**

*10'6 x 8'11 (3.20m x 2.72m)*

Rear aspect. Built in wardrobe. Radiator.

#### **Bedroom 3**

*17'8 x 7'3 (5.38m x 2.21m)*

Side aspect. Radiator. French doors leading to balcony.

#### **Shower Room**

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

#### **External**

Garden to the front, a driveway to the side and a large plot with gardens to the side and rear with lawn, patio, PVC decking, pond and timber shed. Overlooks fields to the rear.

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

We have been advised that this property is Freehold with a chief rent of approx. £8 per annum. The council tax is in Band D 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.