



NPE

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For Sale

12 Richmond Road, Failsworth - EPC: £325,000



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****LUXURY INTERIOR****POPULAR LOCATION****DECEPTIVELY SPACIOUS****VALIANT BOILER FITTED DECEMBER 2026 WITH 10 YEAR WARRANTY****3 GOOD SIZED BEDROOMS****DOUBLE EXTENSION TO THE SIDE****SUN ROOM TO REAR****VERY PRIVATE GARDEN TO THE REAR****VIEWING RECOMMENDED****IDEAL FOR FAMILIES****We offer for sale this spacious and extended 3 bedroom semi detached situated in a very popular location of Failsworth. Internally, the property is luxurious throughout and briefly comprises: Entrance hallway, dining room, lounge, sun room, kitchen, 3 good sized bedrooms & a 3 piece white suite bathroom. Additionally, the loft space is fully boarded. Externally, the property benefits from having a block paved driveway and garden to the front & has a very private garden to the rear complete with artificial lawn, block paved patio & brick shed. Early viewing is very highly recommended.

Entrance Hallway

Stairs off. Under stairs storage. Spindled balustrade.

Dining Room

11'5x10'03 (3.48mx3.12m)

Bay window. Radiator. Open plan with lounge.

Lounge

14'0x11'0 (4.27mx3.35m)

Living flame gas fire. Radiator. Double doors to sun room.

Sun Room

9'5x9'2 (2.87mx2.79m)

Radiator.

Kitchen

11'0x10'5 (3.35mx3.18m)

Modern fitted wall and base units complete with quartz worktops. Single sink & drainer. Integrated oven, hob & extractor, fridge & freezer. Radiator.

1st Floor Landing

Spindled balustrade.

Bedroom 1

12'7x10'5 (3.84mx3.18m)

Rear aspect. Fitted wardrobes. Radiator. Loft access.

Bedroom 2

12'10x8'8 (3.91mx2.64m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 3

6'10x10'7 (2.08mx3.23m)

Front aspect. Fitted wardrobes. Radiator.

Bathroom

3 piece white suite with shower to bath. Part wall tiled. Ceramic floor tiled. Radiator.

External

The property benefits from a garden and block paved driveway to the front & has a very private garden to the rear complete with artificial lawn, block paved patio & brick shed.

Tenure & Council Tax

We have been advised that the property is Freehold. The Council Tax is in Band B with Oldham Council.

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