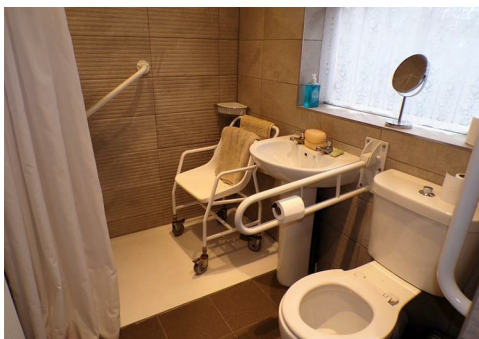




NPE

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For Sale

53 Argus Street, Hollinwood - EPC: £240,000



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****CHAIN FREE****EXTENDED TO REAR**** 2 RECEPTION ROOMS PLUS OFFICE****POPULAR LOCATION****DECEPTIVELY SPACIOUS****LOTS OF POTENTIAL****IDEAL FOR OLDER COUPLE OR FAMILY**** We offer for sale this spacious and well maintained 2 bedroom semi detached bungalow, situated in a popular location, ideal for the older couple or family. The property is uPVC double glazed, combi gas centrally heated, has solar panels and briefly comprises: Entrance hallway, 2 bedrooms, 3 piece shower room, office room, lounge, dining room, and a modern fitted kitchen. Externally, the property has the benefit of a garden to the front, a block paved driveway to the side leading to a detached garage, and a garden to the rear with artificial lawn & block paved patio.

Entrance Hallway

Radiator.

Bedroom 1

11'3 x 11'2 (3.43m x 3.40m)

Front aspect. Fitted wardrobes. Radiator.

Shower Room

6'10 x 5'3 (2.08m x 1.60m)

3 piece shower suite. Ceramic wall & floor tiled. Radiator.

Bedroom 3/Office

10'10 x 6'9 (3.30m x 2.06m)

Radiator. Loft access.

Lounge

16'4 x 10'5 (4.98m x 3.18m)

Radiator. Arch through to dining room.

Dining Room

11'0 x 9'0 (3.35m x 2.74m)

Radiator. Double doors through to kitchen.

Kitchen

11'3 x 8'11 (3.43m x 2.72m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Combi gas central heating boiler.

Bedroom 2

10'0 x 12'0 (3.05m x 3.66m)

Rear aspect. Radiator. Patio doors to rear.

External

Garden to the front, a block paved driveway to the side leading to a detached garage, and a garden to the rear with artificial lawn & block paved patio.

Tenure & Council Tax

We have been advised that this 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.