



NPE

For Sale

140 Ashton Road West, Failsworth - EPC: £210,000



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****INVESTORS ONLY****SOLD WITH SITTING TENANT****EXTENDED TO REAR****POPULAR & CONVENIENT LOCATION**** 2 RECEPTION ROOMS**** We offer for sale this deceptively spacious and extended 2 bedroom semi detached property, situated in a popular & convenient location, ideal for the investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, lounge, dining room, fitted kitchen, 2 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the side & rear.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

11'3 x 12'4 (3.43m x 3.76m)

Living flame gas fire. Feature fireplace. Radiator.

Dining Room

8'7 x 18'10 (2.62m x 5.74m)

Fitted electric fire. Feature fireplace. Under stairs storage. Radiator.

Kitchen

6'5 x 14'5 (1.96m x 4.39m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

First Floor Landing

Spindled balustrade. Loft access. Radiator.

Bedroom 1

11'4 x 10'6 (3.45m x 3.20m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

11'8 x 9'0 (3.56m x 2.74m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Ceramic wall & floor tiled. Heated towel rail. Combi gas central heating boiler.

External

Garden to the front, a block paved driveway to the side and a garden to the side & rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band B with Oldham Council.

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