









NPE

Estate Agents Lettings
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For Sale

11 Rothwell Street, Failsworth - EPC: £210,000







61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****POPULAR & CONVENIENT LOCATION****SPACIOUS INTERIOR****CONSERVATORY TO REAR**** 2 GOOD SIZED BEDROOMS****IDEAL FOR YOUNG FAMILY OR INVESTOR**** We offer for sale this 2 bedroom chalet style semi detached property, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, downstairs bathroom, lounge, dining room, kitchen, uPVC conservatory, and 2 good sized bedrooms. Externally the property has the benefit of a garden to the front, a driveway to the side and a garden to the rear with artificial lawn & patio.

Entrance Hallway
Stairs off. Radiator.

Downstairs Bathroom
3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

Lounge
14'7" x 12'2" (4.44 x 3.71)
Living flame gas fire. Feature fireplace. Radiator. Under stairs storage. Arch through to dining room.

Dining Room
8'6" x 7'9" (2.59 x 2.36)
Radiator. Patio doors to conservatory.

Kitchen
9'4" x 8'10" (2.84 x 2.69)
Fitted wall & base units. Stainless steel sink, rinser & drainer. Plumbed for washer.

Lean To uPVC Conservatory
8'3" x 8'0" (2.51 x 2.44)

First Floor Landing
Loft access.

Bedroom 1
11'3" x 12'1" (3.43 x 3.68)
Front Aspect. Fitted wardrobes. Radiator.

Bedroom 2
8'6" x 13'3" (2.59 x 4.04)
Rear Aspect. Fitted wardrobes. Radiator.

External
Gardens to the front and rear. Driveway to the side.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £12 per annum. 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.