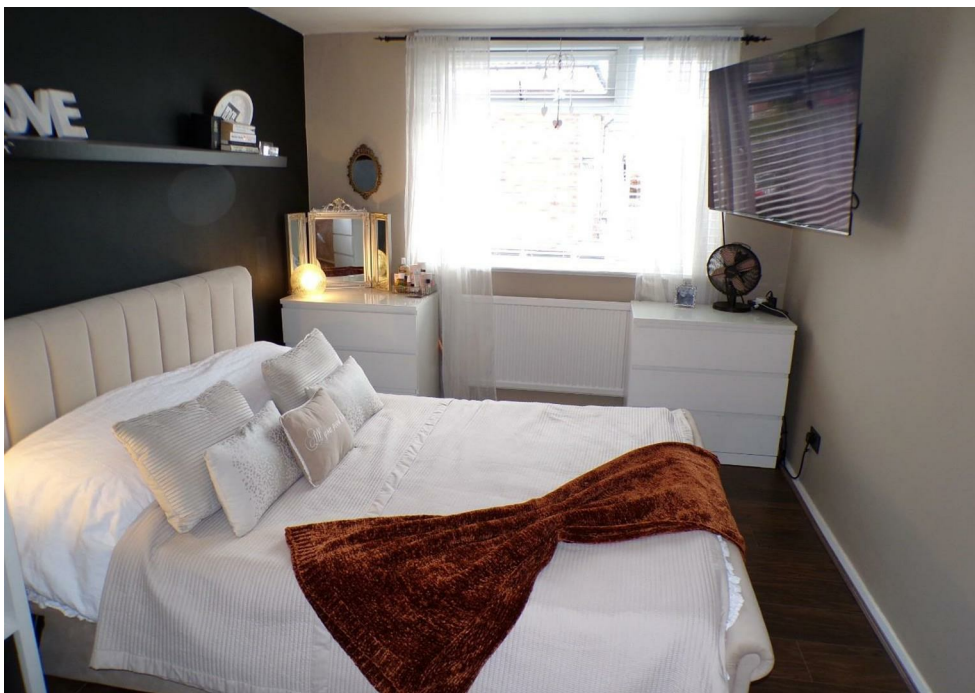


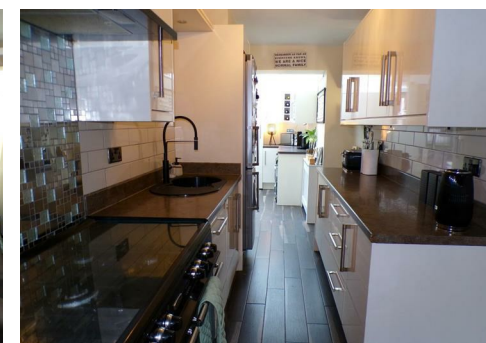


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

2 Cardigan Road, Hollinwood - EPC: £230,000



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

****DECEPTIVELY SPACIOUS****MODERNISED THROUGHOUT****LARGE CONSERVATORY TO REAR**** 3 DOUBLE BEDROOMS****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious and fully modernised 3 bedroom town house, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, downstairs WC, dining room/office, modern fitted kitchen, lounge, conservatory, 3 double bedrooms, and a modern 3 piece white bathroom. Externally, the property has the benefit of a garden frontage and a garden to rear with patio & elevated artificial lawn area.

Entrance Hallway

Under stairs storage.

Downstairs WC

Dining Room/Office

10'10 x 9'2 (3.30m x 2.79m)

Radiator. Open plan with kitchen.

Kitchen

14'4 x 6'2 (4.37m x 1.88m)

Modern fitted wall & base units. Single sink & drainer. Part ceramic wall tiled. Radiator. Opening to conservatory.

Lounge

14'10 x 11'3 (4.52m x 3.43m)

Feature fireplace. Enclosed stairs off. Radiator. Open through to conservatory.

uPVC Conservatory

8'11 x 14'6 (2.72m x 4.42m)

French doors to rear. Under floor heating. Extra fitted wall & base units. Plumbed for washer.

First Floor Landing

Loft access.

Bedroom 1

14'10 x 9'5 (4.52m x 2.87m)

Rear aspect. Built in wardrobes. Radiator.

Bedroom 2

12'5 x 8'3 (3.78m x 2.51m)

Rear aspect. Built in wardrobes. Radiator.

Bedroom 3

8'5 x 12'1 (2.57m x 3.68m)

Front aspect. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

External

Garden fronted and a garden to rear with patio & elevated artificial lawn area.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band A 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.