



# NPE

## For Sale

26 Elm Street, Failsworth - EPC: D £159,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

\*\*\*\*CHAIN FREE\*\*\*\*RECENTLY MODERNISED\*\*\*\*EXTENDED TO REAR\*\*\*\* 2 GOOD SIZED BEDROOMS \*\*\*\*DOWNSTAIRS BATHROOM\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTOR\*\*\*\* We offer for sale this modern and extended 2 bedroom end terraced property, situated in a popular & convenient location, close to a good array of local amenities, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, modern fitted kitchen, downstairs bathroom, and 2 good sized bedrooms. Externally the property is pavement fronted and has a private flagged yard area to the rear.

**Lounge**

**13'6 x 12'3 (4.11m x 3.73m)**

Radiator.

**Dining Room**

**10'3 x 12'7 (3.12m x 3.84m)**

Open plan stairs off. Radiator. Open through to kitchen.

**Kitchen**

**9'3 x 6'8 (2.82m x 2.03m)**

Modern fitted wall & base units incorporating oven & hob. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

**Downstairs Bathroom**

Modern 3 piece white suite with shower to bath. Radiator.

**First Floor Landing**

**Bedroom 1**

**13'5 x 12'4 (4.09m x 3.76m)**

Front aspect. Radiator.

**Bedroom 2**

**10'4 x 9'4 (3.15m x 2.84m)**

Rear aspect. Radiator.

**External**

Pavement fronted and private flagged yard area to the rear.

**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 The property is offered subject to contract and may be withdrawn at any time.