



NPE

Estate Agents Lettings
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For Sale

74 Church Street, Failsworth - EPC: £154,950



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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****MODERNISED THROUGHOUT****IDEAL FOR FIRST TIME BUYERS OR INVESTOR**** We offer for sale this spacious and modernised 2 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, modern fitted dining kitchen, 2 bedrooms and a modern 3 piece white bathroom. Externally, the property is pavement fronted and has a private yard area to the rear with artificial lawn.

Vestibule Entrance

Lounge

14'0 x 12'10 (4.27m x 3.91m)

Radiator.

Dining Kitchen

10'1 x 12'8 (3.07m x 3.86m)

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

First Floor Landing

Bedroom 1

14'0 x 12'11 (4.27m x 3.94m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

6'9 x 7'9 (2.06m x 2.36m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Radiator.

External

Pavement fronted and private yard area to the rear with artificial lawn.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. 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 The property is offered subject to contract and may be withdrawn at any time.