



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

70 Ashton Road West, Failsworth - EPC: £209,950



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)

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*MODERNISED THROUGHOUT\*\*\*\* We offer for sale this deceptively spacious and modern 3 bedroom terraced property, 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: Long entrance hallway, lounge, dining room, modern fitted kitchen, 3 bedrooms and a modern 4 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear.

**Long Entrance Hallway**

Radiator. Under stairs storage.

**Lounge**

*12'0 x 10'4 (3.66m x 3.15m)*

Radiator.

**Dining Room**

*13'1 x 14'0 (3.99m x 4.27m)*

Open stairs off. Radiator. Opening through to kitchen.

**Kitchen**

*10'11 x 7'10 (3.33m x 2.39m )*

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated fridge, freezer, microwave, warming drawer, dishwasher & washer/dryer. Stainless steel sink & drainer. Part ceramic wall tiled.

**Long First Floor Landing**

Loft access.

**Bedroom 1**

*11'11 x 14'0 (3.63m x 4.27m)*

Front aspect. Walk in and fitted wardrobes. Radiator.

**Bedroom 2**

*7'5 x 10'9 (2.26m x 3.28m)*

Rear aspect. Radiator.

**Bedroom 3**

*11'9 x 8'0 (3.58m x 2.44m)*

Rear aspect. Radiator.

**Bathroom**

Modern 4 piece white suite including independent shower cubicle. Part ceramic wall tiled. Heated towel rail.

**External**

Garden fronted and private 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.