



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

14 Dovedale Street, Failsworth - EPC: C £147,000



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****CHAIN FREE****EXTENDED TO REAR****POPULAR & CONVENIENT LOCATION****CLOSE TO SHOPS, BUS ROUTE & METROLINK****IDEAL FOR FIRST TIME BUYERS OR INVESTOR****RECENTLY MOSERNISED THROUGHOUT**** We offer for sale this chain free, extended 2 bedroom terraced property, situated in a popular & convenient location, ideal for the first time buyer or investor, recently modernised throughout. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, open plan through to modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white bathroom. Externally the property is pavement fronted and has a small private yard to the rear.

Lounge

11'9 x 12'5 (3.58m x 3.78m)

Radiator. Wood laminate floor.

Dining Room

11'9 x 12'5 (3.58m x 3.78m)

Radiator. Under stairs storage. Open through to kitchen. Wood laminate floor.

Kitchen

6'10 x 12'3 (2.08m x 3.73m)

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

First Floor Landing

Loft access.

Bedroom 1

11'10 x 12'8 (3.61m x 3.86m)

Front aspect. Radiator.

Bedroom 2

11'11 x 6'6 (3.63m x 1.98m)

Rear aspect. Radiator.

Bathroom

Modern 3 piece white suite with electric shower to bath. Heated towel rail.

External

Pavement fronted and small 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 The property is offered subject to contract and may be withdrawn at any time.