



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

306 Lord Lane, Failsworth - EPC: D £350,000



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Property Sales

NP Estates' offer a professional property sales service.

Free valuations at your convenience and sales advice with no-obligation.

Very competitive sales fees.

Internet advertising on the most popular property portals including our own dedicated site.

Daily feedback on all viewings.

Dedicated qualified sales negotiators.

Regular advertising and mail drops.

Full colour brochures, including brochures for download from our property portal.

Professional advice on property investment.

Writtain Valuations.

Independent Mortgage Dpt'

Independent mortgage advice with no obligation.

Specialist tailor made system, which can scan up to 20,000 mortgage, schemes and determines which are the one's more suitable to you.

We can deal with cases with arrears, CCJ's, self employed, investment, re-mortgage, first time buyers and many more.

We are even able to arrange appointments at your convenience, evening and weekend appointments, or if you would prefer we can come to your own home.

Lettings & Management Dpt'

Very competitive commission rates

Free valuation & Rental advice

Free advice on rental investments

Full management or introductory service Taking up references on prospective tenants

Drawing up relevant Tenancy Agreements

Collection of Deposit/Bond Transferring of Utilities

Dealing with any maintenance/repairs which may occur during tenancy

Regular inspection of managed properties

Rent guarantee scheme

Fully computerized management program

References received within 7 days

Monthly statements

**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

****LUXURY MODERN INTERIOR****DOUBLE EXTENSION TO SIDE**** 2 RECEPTION ROOMS****GOOD SIZED CORNER PLOT****
EXTENSIVE OFF ROAD PARKING****VERY POPULAR LOCATION****IDEAL FOR FAMILY**** VIEWING HIGHLY RECOMMENDED****
We offer for sale this largely extended, luxury modernised 4 bedroom detached property with 2 reception rooms, situated in a very popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, spacious through lounge/dining room, modern fitted kitchen, utility room, downstairs WC, downstairs bedroom 5/sitting room, 4 bedrooms, office room, and a modern 4 piece bathroom/wet room to the first floor. Externally the property has the benefit of a large driveway to the front and side to park several vehicles and a south facing garden to the rear with artificial lawn, patio and storage area.

Large Entrance Hallway

Stairs off. Radiator. Feature Venetian plastered wall.

Through Lounge/Dining Room

28'8 x 11'11 (8.74m x 3.63m)

Fitted electric fire. 2 radiators. French doors to rear.

Kitchen

9'5 x 9'6 (2.87m x 2.90m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink & drainer.

Utility Area

4'11 x 5'2 (1.50m x 1.57m)

Plumbed for washer.

Downstairs WC

Wash basin. Radiator. Part ceramic wall tiled.

Downstairs Bedroom 5/2nd Reception Room

15'6 x 8'7 (4.72m x 2.62m)

Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

13'0 x 12'0 (3.96m x 3.66m)

Front aspect. Modern fitted wardrobes. Radiator.

Bedroom 2

10'4 x 9'10 (3.15m x 3.00m)

Rear aspect. Radiator.

Bedroom 3

7'11 x 7'7 (2.41m x 2.31m)

Front aspect. Radiator.

Bedroom 4

8'8 x 8'11 (2.64m x 2.72m)

Rear aspect. Radiator. Leads to Office Room 8'7 x 8'11. Radiator.

Bathroom/Wetroom

Modern 4 piece white suite. Ceramic wall & floor tiled. Modern vertical radiator.

External

Large driveway to the front and side to park several vehicles and a garden to the rear with artificial lawn, patio and storage area.

Tenure & Council Tax

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