



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

24 Timson Street, Failsworth - EPC: C £159,950



Sale Agreed



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npstates.co.uk | www.npstates.co.uk

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**

****CHAIN FREE****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****NEEDS MODERNISATION****REALISTICALLY PRICED****IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR**** we offer for sale this deceptively spacious 3 bedroom period terraced property, situated in a highly sought after location, ideal for the first time buyer, family or investor. The property is mostly uPVC double glazed & combi gas centrally heated and briefly comprises: Long entrance hallway, lounge, dining room, kitchen, downstairs WC, 3 bedrooms and a 3 piece bathroom. Externally the property is garden fronted and has a private yard area to the rear.

Long Entrance Hallway

Stairs off. Radiator.

Lounge

12'10 x 10'9 (3.91m x 3.28m)

Living flame gas fire. Radiator. Opening to dining room.

Dining Room

13'9 x 11'11 (4.19m x 3.63m)

Living flame gas fire. Radiator.

Kitchen

8'10 x 8'0 (2.69m x 2.44m)

Fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Under stairs storage.

Downstairs WC

Long First Floor Landing

Loft access.

Bedroom 1

13'11 x 9'11 (4.24m x 3.02m)

Rear aspect. Fitted wardrobes. Radiator.

Bedroom 2

12'8 x 10'0 (3.86m x 3.05m)

Front aspect. Built in wardrobe. Radiator.

Bedroom 3

12'8 x 4'8 (3.86m x 1.42m)

Front aspect. Radiator.

Bathroom

9'0 x 8'0 (2.74m x 2.44m)

3 piece suite with electric shower to bath. Part ceramic wall tiled. Radiator. Combi gas central heating boiler.

External

Garden fronted and private yard area to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £1 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.