

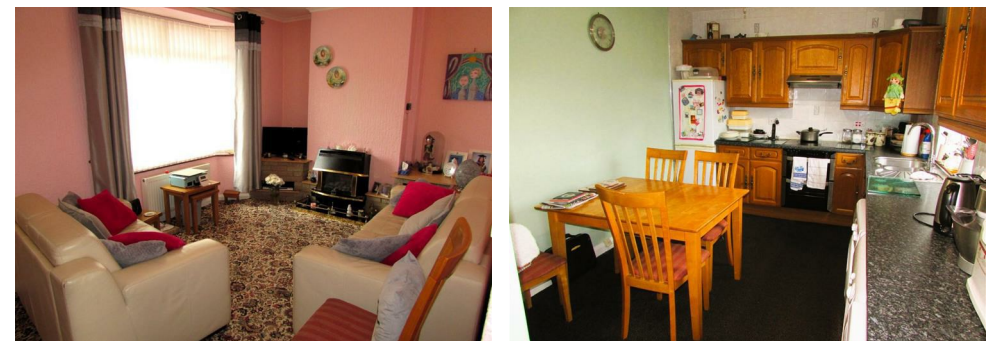


# NPE

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## For Sale

64 First Avenue, Limeside - EPC: £169,950



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\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*NOT OVERLOOKED AT THE REAR\*\*\*\*IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious and well maintained 3 bedroom mid town house, 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: Porch, lounge, fitted dining kitchen, 3 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a driveway to the front and a garden to the rear with lawn, patio and brick outhouse. Not overlooked at the rear.

#### **Porch**

#### **Lounge**

*11'1 x 19'2 (3.38m x 5.84m)*

Living flame gas fire. Bay window. 2 radiators. Open plan stairs off.

#### **Dining Kitchen**

*9'7 x 12'10 (2.92m x 3.91m)*

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

#### **First Floor Landing**

Spindled balustrade. Loft access.

#### **Bedroom 1**

*9'10 x 8'9 (to wardrobes) (3.00m x 2.67m (to wardrobes))*

Front aspect. Fitted wardrobes. Radiator.

#### **Bedroom 2**

*9'9 x 13'1 (2.97m x 3.99m)*

Rear aspect. Fitted wardrobes. Radiator.

#### **Bedroom 3**

*6'9 x 9'4 (2.06m x 2.84m)*

Front aspect. Radiator.

#### **Bathroom**

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

#### **External**

Driveway to the front and garden to the rear with lawn & patio, & brick outhouse. Not overlooked at the rear.

#### **Tenure & Council Tax**

We have been advised that this property is Leasehold with a ground rent of £20 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.