



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

267 Ashton Road East, Failsworth - EPC: C £164,950



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Property Sales

NP Estates' offer a professional property sales service.
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****IMMACULATELY PRESENTED THROUGHOUT****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****VERY POPULAR LOCATION****IDEAL FOR FIRST TIME BUYERS OR INVESTOR****VIEWING RECOMMENDED**** We offer for sale this beautifully presented, deceptively spacious, extended 2 bedroom terraced property, situated in a very popular location, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, spacious lounge, modern fitted dining kitchen, utility room, 2 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted and has a private yard area to the rear.

Vestibule Entrance

Lounge

14'0 x 14'0 (4.27m x 4.27m)

Wood laminate floor. Radiator.

Dining Kitchen

9'5 x 14'0 (2.87m x 4.27m)

Modern fitted wall & base units incorporating oven, hob & extractor. Integrated microwave. Single sink & drainer. Modern vertical radiator. Under stairs storage.

Utility Room

10'2 x 4'5 (3.10m x 1.35m)

Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Radiator.

Bedroom 1

13'11 x 14'0 (4.24m x 4.27m)

Front aspect. Radiator. Built in wardrobe.

Bedroom 2

9'5 x 7'9 (2.87m x 2.36m)

Rear aspect. Radiator. Elevated storage area.

Bathroom

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

External

Garden fronted and private yard area to the rear with brick outhouse.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 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.