



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

2 Argyll Park Road, Failsworth - EPC: D £239,950



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****WELL MAINTAINED****CONSERVATORY TO REAR****OVERLOOKS CRICKET PITCH TO REAR**** We offer for sale this spacious and well maintained 3 bedroom semi detached property, situated in a very highly sought after location, ideal for the first time buyer or family. The property is uPVC double glazed, combi gas centrally heated, has CCTV and security alarm and briefly comprises: Porch, entrance hallway, downstairs WC, spacious lounge, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white shower room. Externally the property has the benefit of a garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to rear.

Porch

Entrance Hallway

Stairs off.

Downstairs WC

Radiator.

Lounge

13'5 x 14'1 (4.09m x 4.29m)

Living flame gas fire. Feature fireplace. Radiator.

Kitchen

8'5 x 11'11 (2.57m x 3.63m)

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

uPVC Conservatory

8'6 x 10'11 (2.59m x 3.33m)

Radiator.

First Floor Landing

Loft access with drop down ladder. Loft part boarded for storage.

Bedroom 1

11'3 x 8'2 (3.43m x 2.49m)

Front aspect. Built in wardrobe. Radiator.

Bedroom 2

8'7 x 9'11 (2.62m x 3.02m)

Rear aspect. Built in wardrobe. Combi gas central heating boiler. Radiator.

Bedroom 3

8'5 x 6'4 (2.57m x 1.93m)

Front aspect. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

External

Garden to the front, a block paved driveway to the side and a garden to the rear with lawn, patio & shed. Overlooks cricket pitch to 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. £6 per annum. The council tax is in Band B 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.