



# NPE

## For Sale

214 Oldham Road, Failsworth - EPC: D £157,000



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References received within 7 days

Monthly statements

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\*\*\*\*COMMERCIAL SHOP PREMISES WITH FLAT ABOVE\*\*\*\*PREVIOUSLY USED AS A HAIRDRESSERS\*\*\*\* WOULD SUITE A VARIETY OF USES\*\*\*\*MAIN ROAD LOCATION IN A BUSY PARADE OF SHOPS\*\*\*\* IDEAL FOR INVESTOR\*\*\*\* We offer for sale this commercial shop premises with self contained flat above. The property is situated in a popular busy main road location, with good transport links, ideal for the investor. Briefly comprises: shop area with 2 main trading room, a storage cellar, and a kitchen area. The flat, which is accessed from the rear has gas central heating and uPVC double glazing and comprises: entrance with stairs off, first floor landing, lounge, fitted kitchen, bedroom and 3 piece white bathroom. Externally there is a large yard/garden to the rear.

### **Main Room**

**15'9 x 13'4 (4.80m x 4.06m)**

Under stairs storage. Arch through to secondary room.

### **Secondary Room**

**15'3 x 9'9 (4.65m x 2.97m)**

Access to cellar.

### **Cellar**

Used for storage.

### **Kitchen**

**8'8 x 6'5 (2.64m x 1.96m)**

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Hot water boiler.

### **Flat Entrance**

Accessed from rear. Stairs off.

### **First Floor Landing**

Loft access. Radiator.

### **Lounge**

**13'0 x 13'5 (3.96m x 4.09m)**

Radiator.

### **Kitchen**

**8'1 x 7'2 (2.46m x 2.18m)**

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer.

### **Bedroom**

**10'7 x 13'7 (3.23m x 4.14m)**

Radiator.

### **Bathroom**

**8'8 x 6'4 (2.64m x 1.93m)**

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator. Access off bedroom.

### **External**

Large yard to rear.

### **Tenure & Council Tax**

We have been advised that this property is Freehold. The council tax for the flat 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.