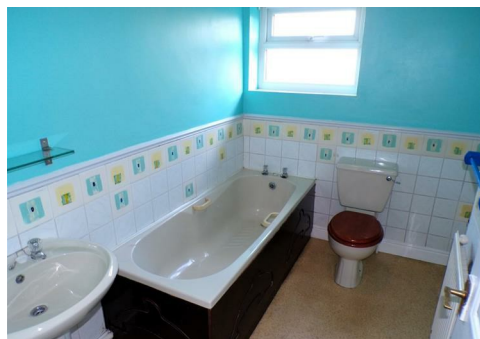


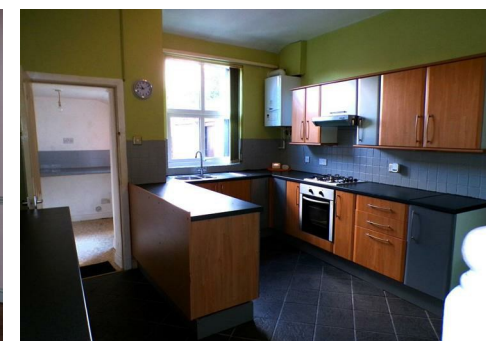


NPE

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For Sale

23 Queen Street, Failsworth - EPC: E £159,950



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****CHAIN FREE****POPULAR & CONVENIENT LOCATION****CLOSE TO METROLINK****SPACIOUS & WELL MAINTAINED****IDEAL FOR FIRST TIME BUYER OR INVESTOR**** We offer for sale this deceptively spacious 2 bedroom terraced property, situated in a popular & convenient location, close to a good bus route and Failsworth Metrolink station, ideal for the first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, fitted kitchen, utility room, 2 bedrooms and a 3 piece bathroom. Externally the property is pavement fronted and has a private yard to the rear with 2 outhouses.

Vestibule Entrance

Lounge

13'3 x 13'3 (4.04m x 4.04m)

Fitted electric fire. Feature fireplace. Radiator.

Kitchen

13'3 x 11'8 (4.04m x 3.56m)

Good range of fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Stairs off. Under stairs storage. Radiator.

Utility Room

8'1 x 5'1 (2.46m x 1.55m)

Plumbed for washer. Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

13'3 x 13'3 (4.04m x 4.04m)

Front aspect. Built in cupboard. Radiator.

Bedroom 2

11'5 x 6'2 (3.48m x 1.88m)

Rear aspect. Radiator.

Bathroom

3 piece suite. Part ceramic wall tiled. Radiator.

External

Pavement fronted and private yard area to the rear with 2 outhouses.

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.