



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

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



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.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****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.