



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

207 Foxdenton Lane, Middleton - EPC: £379,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

Visit our web site [www.npestates.co.uk](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*VERY POPULAR LOCATION\*\*\*\*LARGER THAN AVERAGE\*\*\*\*DOUBLE EXTENSION TO SIDE\*\*\*\* 3 DOUBLE BEDROOMS\*\*\*\*OVERLOOKS PARK TO FRONT\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this larger than average, modern & extended 3 bedroom semi detached property, situated in a highly sought after location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Spacious entrance hallway, office room, lounge, dining room, modern fitted kitchen, uPVC conservatory, 3 double bedrooms and a large 3 piece white bathroom. Externally the property has the benefit of a good sized garden and driveway to the front and a garden to the rear. Overlooks park to the front.

#### **Spacious Entrance Hallway**

Stairs off. Radiator. Under stairs storage.

#### **Office**

*10'3 x 6'9 (3.12m x 2.06m)*

Radiator.

#### **Lounge**

*13'8 x 11'9 (4.17m x 3.58m)*

Bay window. Radiator. Fitted electric fire. Hardwood floor. Arch through to dining room.

#### **Dining Room**

*12'8 x 11'3 (3.86m x 3.43m)*

Hardwood floor. Radiator. French doors through to conservatory. Opening through to kitchen.

#### **Kitchen**

*13'5 x 13'8 (4.09m x 4.17m)*

Modern fitted wall & base units incorporating oven, hob & extractor. Corian worktops. Integrated dishwasher. Hardwood floor. Radiator. French doors to rear.

#### **uPVC Conservatory**

*11'1 x 14'3 (3.38m x 4.34m)*

#### **First Floor Landing**

Spindled balustrade. Loft access.

#### **Bedroom 1**

*13'10 x 9'4 (4.22m x 2.84m)*

Front aspect. Fitted wardrobes. Bay window. Radiator.

#### **Bedroom 2**

*12'7 x 11'0 (3.84m x 3.35m)*

Rear aspect. Fitted wardrobes. Radiator.

#### **Bedroom 3**

*12'1 x 13'11 (max) (3.68m x 4.24m (max))*

Front aspect. 2 radiators.

#### **Bathroom**

*8'3 x 13'10 (2.51m x 4.22m)*

3 piece white suite with shower to bath. Part ceramic wall tiled. Heated towel rail.

#### **External**

Good sized garden and driveway to the front and a garden to the rear. Overlooks park to the front.

#### **Tenure & Council Tax**

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 per annum. The council tax is in Band C 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.