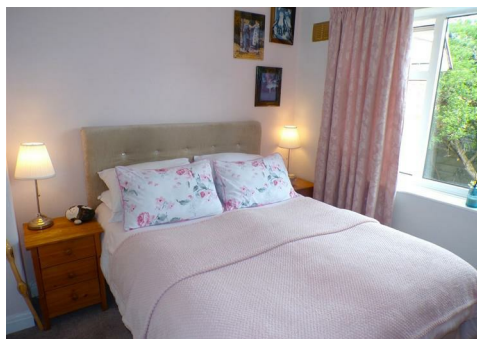


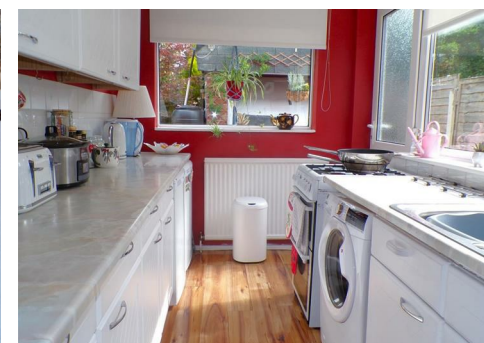


NPE

Estate Agents Lettings
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For Sale

71 Farm Street, Failsworth - EPC: £219,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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Visit our web site www.npestates.co.uk
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****POPULAR LOCATION****SPACIOUS & WELL MAINTAINED****EXTENDED TO REAR****IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTOR**** We offer for sale this deceptively spacious and well maintained, extended 3 bedroom semi detached property, situated in a popular location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Porch, entrance hallway, through lounge/dining room, extended kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a shared driveway to the side and a garden to the rear with detached garage.

Porch

Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

21'7 x 16'7 (6.58m x 5.05m)

Living flame gas fire. Feature fireplace. 2 radiators. French doors to rear.

Kitchen

10'8 x 7'1 (3.25m x 2.16m)

Fitted wall & base units. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Radiator.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

10'10 x 9'11 (3.30m x 3.02m)

Front aspect. Radiator.

Bedroom 2

8'11 x 9'11 (2.72m x 3.02m)

Rear aspect. Radiator.

Bedroom 3

5'8 x 6'5 (1.73m x 1.96m)

Front aspect. Radiator.

Bathroom

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

External

Garden to the front, a shared driveway to the side and a garden to the rear with detached garage.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.