



NPE

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For Sale

64 Sycamore Grove, Failsworth - EPC: £349,950



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****VERY POPULAR WILLOW PARK ESTATE****LOCATED ON A PRIVATE ROAD****SPACIOUS & MODERN INTERIOR****OVERLOOKS FIELDS TO REAR****LOVELY OPEN PLAN LAYOUT WITH THE LOUNGE, KITCHEN & DINING ROOM****IDEAL FOR A FAMILY OR OLDER COUPLE**** We offer for sale this spacious and modern 3 bedroom detached true bungalow, situated in a highly sought after location, ideal for the family or older couple. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, modern fitted kitchen, lounge, dining room with vaulted ceiling, 3 bedrooms and a modern 3 piece bathroom. Externally, the property has the benefit of a garden to the front, a driveway and artificial lawned garden to the side, detached garage and garden to the rear with lawn & timber decking. Overlooks fields to the rear.

Entrance Hallway

Storage cupboard.

Kitchen

11'9 x 9'0 (3.58m x 2.74m)

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Integrated fridge. Plumbed for washer. Openings to dining room & lounge.

Lounge

15'8 x 10'8 (4.78m x 3.25m)

Fitted electric fire. Feature fireplace. Radiator. Opening to dining room.

Dining Room

8'10 x 16'5 (2.69m x 5.00m)

Vaulted beamed ceiling. Radiator.

Inner Hallway

Loft access.

Bedroom 1

12'10 x 9'0 (3.91m x 2.74m)

Rear aspect. Radiator.

Bedroom 2

8'0 x 10'8 (2.44m x 3.25m)

Rear aspect. Radiator.

Bedroom 3

7'4 x 7'6 (2.24m x 2.29m)

Side aspect. Radiator.

Bathroom

Modern 3 piece white suite with electric shower to bath. Heated towel rail.

External

Garden to the front, a driveway and artificial lawned garden to the side, detached garage and garden to the rear with lawn & timber decking. Overlooks fields to the rear.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £17 per quarter (£68 per annum). The council tax is in Band D 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.