



NPE

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For Sale

74 Ashton Road, Woodhouses - EPC: £475,000



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****CHAIN FREE****LUXURY MODERN INTERIOR****DECEPTIVELY SPACIOUS****LARGE REAR GARDEN****OVERLOOKS FIELDS TO REAR****IDEAL FOR FAMILY**** Built Circa 1855, we are delighted to offer for sale this deceptively spacious and luxury modern 4 bedroom end cottage, 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, large through lounge/dining room, large L shaped luxury modern fitted dining kitchen, utility room, 4 good sized bedrooms, a modern 4 piece family bathroom and a modern 3 piece en suite shower room. Externally the property has the benefit of a patio garden to the front, a long driveway to the side and a large rear garden with artificial lawn, timber decked areas and Koi pond. Overlooks fields to the rear.

Spacious Entrance Hallway

Stairs off. Radiator.

Through Lounge/Dining Room

24'2 x 12'5 (7.37m x 3.78m)

Living flame gas fire. Feature fireplace. 2 radiators. Under stairs storage.

Dining Kitchen

30'10 x 9'3 (min) 17'7 (max) (9.40m x 2.82m (min) 5.36m (max))

L Shaped. Luxury modern fitted wall & base units incorporating double oven, hob & extractor. Quartz worktops. Single sink, rinser & drainer. Integrated dishwasher, microwave & 2nd oven. Ceramic floor tiled. Inset spotlights. Radiator. Bi folding doors to the rear. Combi gas central heating boiler.

Utility Room

7'5 x 7'6 (2.26m x 2.29m)

Fitted wall & base units. Plumbed for washer. Radiator. French doors to rear.

First Floor Landing

Spindled balustrade. Loft access. Inset spotlights.

Bedroom 1

19'10 x 11'0 (6.05m x 3.35m)

Rear aspect. Radiator. Feature fireplace.

En Suite

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

Bedroom 2

8'1 x 9'5 (2.46m x 2.87m)

Rear aspect. Radiator.

Bedroom 3

13'5 x 9'2 (4.09m x 2.79m)

Front aspect. Built in wardrobes. Radiator.

Bedroom 4

10'1 x 16'3 (3.07m x 4.95m)

Front aspect. Fitted wardrobes. Radiator.

Family Bathroom

Modern 4 piece white suite with huge double bath with waterfall shower over. Part ceramic wall tiled. Heated towel rail.

External

Patio garden to the front, a long driveway to the side and a large rear garden with artificial lawn, timber decked areas and Koi pond. 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 approx. £2 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.