

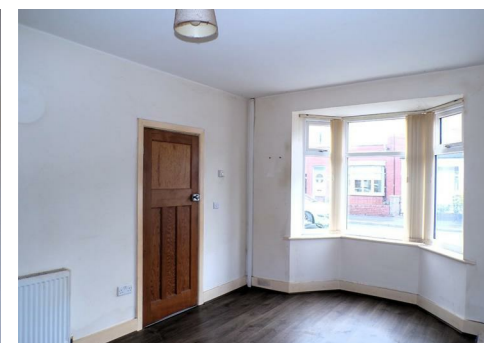
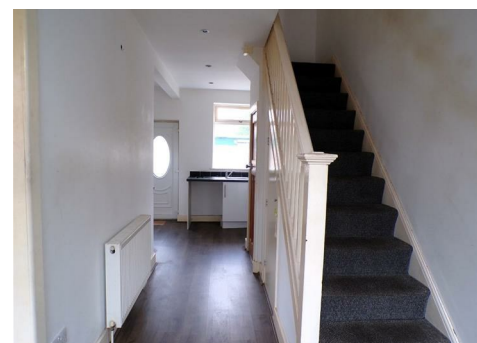


NPE

Estate Agents Lettings
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For Sale

63 Cooke Street, Failsworth - EPC: £169,950



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****CHAIN FREE****TWO DOUBLE BEDROOMS****NOT OVERLOOKED AT THE REAR****IDEAL FOR FIRST TIME BUYERS, INVESTORS AND YOUNG FAMILIES**** POPULAR AND CONVENIENT LOCATION****CLOSE TO LOCAL AMENITIES****We offer for sale this 3 bed townhouse, situated in a popular and convenient location, ideal for the first time buyer, investor or young family. The property is uPVC double glazed, combi gas centrally heated and briefly comprises: Entrance hallway, lounge, kitchen diner, 3 bedrooms and a 3 piece white bathroom. Externally the property is garden fronted with a private garden to the rear.

Entrance Hallway

Under stairs storage.

Lounge

10'09x15'04 (3.28mx4.67m)

Bay window. Radiator.

Kitchen

18'02x8'0 (5.54mx2.44m)

Fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink and drainer. Plumbed for washer. Combi gas central heating boiler.

First Floor Landing

Loft access.

Bedroom 1

10'09x11'02 (3.28mx3.40m)

Front aspect. Radiator.

Bedroom 2

10'09x10'08 (3.28mx3.25m)

Rear aspect. Radiator.

Bedroom 3

6'11x7'08 (2.11mx2.34m)

Front aspect. Radiator.

Bathroom

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

External

Garden fronted. Private garden to the rear which is not overlooked.

Tenure & Council Tax

We have been advised that the property is Freehold and the Council Tax is 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.