



NPE

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For Sale

32 Alder Road, Failsworth - EPC: £299,950



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****CHAIN FREE****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO REAR****LARGE GARDEN TO REAR****LOTS OF POTENTIAL****VIEWING HIGHLY RECOMMENDED**** We offer for sale this spacious and extended 3 bedroom semi detached property, situated in a highly sought after location, ideal for the family. The property is double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, dining room, morning room, fitted kitchen, downstairs WC/shower, rear porch/lean to, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a driveway and attached garage to the side and a large garden to the rear.

Porch

Entrance Hallway

Stairs off. Radiator.

Lounge

18'4 x 10'5 (5.59m x 3.18m)

Fitted electric fire. Feature fireplace. Radiator. Double doors through to dining room.

Dining Room

8'7 x 16'9 (2.62m x 5.11m)

Radiator. Open through to morning room.

Morning Room

8'0 x 8'2 (2.44m x 2.49m)

Radiator. Open plan with dining room.

Kitchen

16'11 x 7'5 (5.16m x 2.26m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge & freezer. Plumbed for washer. Part ceramic wall tiled. Radiator.

Downstairs WC & Shower Cubicle

Ceramic wall tiled. Radiator.

Lean To/Rear Porch

First Floor Landing

Loft access.

Bedroom 1

10'8 x 9'0 (3.25m x 2.74m)

Front aspect. Fitted & built in wardrobes. Radiator.

Bedroom 2

10'4 x 8'11 (3.15m x 2.72m)

Rear aspect. Built in wardrobe. Radiator.

Bedroom 3

7'0 x 6'4 (2.13m x 1.93m)

Front aspect. Radiator.

Bathroom

3 piece white suite with shower attachment to bath. Ceramic wall tiled. Heated towel rail.

External

Garden to the front, a driveway and attached garage to the side and a large garden to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. 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.