



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

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



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Property Sales

NP Estates' offer a professional property sales service.

Free valuations at your convenience and sales advice with no-obligation.

Very competitive sales fees.

Internet advertising on the most popular property portals including our own dedicated site.

Daily feedback on all viewings.

Dedicated qualified sales negotiators.

Regular advertising and mail drops.

Full colour brochures, including brochures for download from our property portal.

Professional advice on property investment.

Writtain Valuations.

Independent Mortgage Dpt'

Independent mortgage advice with no obligation.

Specialist tailor made system, which can scan up to 20,000 mortgage, schemes and determines which are the one's more suitable to you.

We can deal with cases with arrears, CCJ's, self employed, investment, re-mortgage, first time buyers and many more.

We are even able to arrange appointments at your convenience, evening and weekend appointments, or if you would prefer we can come to your own home.

Lettings & Management Dpt'

Very competitive commission rates

Free valuation & Rental advice

Free advice on rental investments

Full management or introductory service Taking up references on prospective tenants

Drawing up relevant Tenancy Agreements

Collection of Deposit/Bond Transferring of Utilities

Dealing with any maintenance/repairs which may occur during tenancy

Regular inspection of managed properties

Rent guarantee scheme

Fully computerized management program

References received within 7 days

Monthly statements

**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

****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.