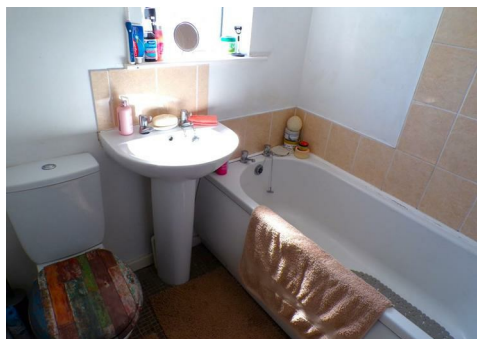


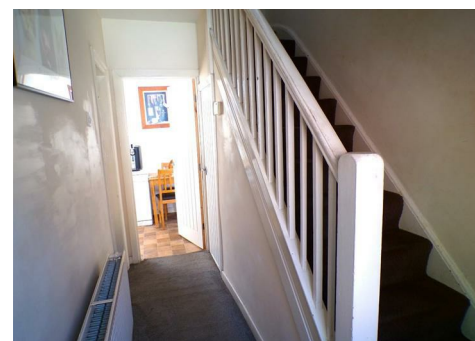


NPE

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For Sale

22 Miriam Street, Failsworth - EPC: £169,500



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****INVESTORS ONLY****SOLD WITH SITTING TENANT****SITUATED IN A POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****GARDENS TO THE FRONT & REAR****We offer for sale this deceptively spacious 3 bed end terrace property situated in a popular & convenient location. The property is uPVC double glazed and briefly comprises: Entrance porch, hallway, lounge, kitchen, 3 bedrooms and 3 piece white bathroom. Externally the property benefits from gardens to front and rear with paved patio and lawn.

Entrance Hallway

Stairs off. Radiator. Under stairs storage.

Lounge

11'10 x 14'06 (3.61m x 4.42m)

Electric fire. Radiator.

Kitchen

6'01 x 17'03 (1.85m x 5.26m)

Combi boiler. Fitted wall and base units incorporated oven and hob. Stainless steel sink and drainer. Plumbed for washer. Part ceramic wall tiled.

First Floor Landing

Loft access.

Bedroom 1

11'07 x 10'0 (3.53m x 3.05m)

Front aspect. Radiator.

Bedroom 2

9'01 x 11'11 (2.77m x 3.63m)

Rear aspect. Radiator.

Bedroom 3

6'11 x 6'11 (2.11m x 2.11m)

Front aspect. Radiator.

Bathroom

Part ceramic wall tiled. 3 piece white suite with integrated electric shower. Heated towel rail.

Tenure & Council Tax

We have been advised that the property is a Freehold. 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 The property is offered subject to contract and may be withdrawn at any time.