



12 Norman Street, Failsworth

£175,000

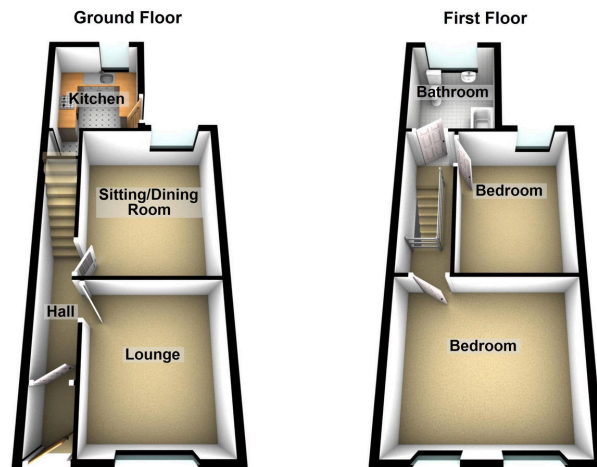
🛏️ 2 🚿 1 🛋️ 2



- Mid Terrace
- Two Bedrooms
- Two Reception Rooms
- Well Presented
- Ideal FTB or Young Family
- No Chain/Vacant Possession
- EPC - D



Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this very well presented two bedroom, two reception room mid terrace property. Ideally suited to the first time buyer or young family the property is located in an extremely popular area close to local amenities, transport links to Manchester and Oldham and only a short drive to the north west motorway network. The good size living space comprises entrance vestibule, hallway, lounge, separate dining/sitting room and kitchen to the ground floor whilst to the first floor there are two good size bedrooms and a family bathroom. Externally there is a forecourt garden and a low maintenance enclosed garden to the rear. The property also benefits from uPVC double glazing and gas central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688