



# NPE

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## For Sale

64 Ashton Road East, Failsworth - EPC: £199,950



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\*\*\*\*CHAIN FREE\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*ORIGINALLY A 2 BED\*\*\*\*EXTENDED TO SIDE\*\*\*\*DRIVEWAY TO REAR\*\*\*\* We offer for sale this extended 1/2 bedroom semi detached bungalow, situated in a popular & convenient location, ideal for an older couple or young family. The property is uPVC double glazed & gas centrally heated and briefly comprises: Entrance hallway, 3 piece bathroom, main bedroom, inner hallway, office/dining room, fitted kitchen, lounge, bar room/bedroom 2, and sun room. Externally, the property is garden fronted and has gardens to the side & rear with 2 outhouses and a driveway at the rear.

#### **Entrance Hallway**

2 storage cupboards.

#### **Bathroom**

3 piece white suite with electric shower to bath.

#### **Bedroom 1**

*12'11 x 9'5 (3.94m x 2.87m)*

Fitted wardrobes. Radiator. Gas central heating boiler.

#### **Inner Hallway**

Radiator.

#### **Office/Dining Room**

*6'6 x 8'0 (1.98m x 2.44m)*

Radiator.

#### **Kitchen**

*11'10 x 6'11 (3.61m x 2.11m)*

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer.

#### **Lounge**

*10'9 x 11'8 (3.28m x 3.56m)*

Radiator.

#### **Bar Room/Bedroom 2**

*10'6 x 9'5 (3.20m x 2.87m)*

Fitted bar & units. Radiator. Patio doors to sun room.

#### **Sun Room**

*6'4 x 8'9 (1.93m x 2.67m)*

Radiator.

#### **External**

Garden fronted and has gardens to the side & rear with 2 outhouses and a driveway at the rear.

#### **Tenure & Council Tax**

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 The property is offered subject to contract and may be withdrawn at any time.