



NPE

Estate Agents Lettings
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For Sale

18 Dalston Avenue, Failsworth - EPC: £189,950



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****2 RECEPTION ROOMS****2 GOOD SIZED BEDROOMS****PRIVATE REAR GARDEN****DRIVEWAY TO THE FRONT****LOTS OF POTENTIAL****We offer for sale this 2 bedroom semi detached property located in a desirable and quiet part of Failsworth. The property is double glazed throughout, has combi gas central heating & briefly comprises: Entrance hallway, lounge, dining room, kitchen, 2 good sized bedrooms and 3 piece white suite bathroom. Externally, the property benefits from a 1 car driveway to the front, and a private garden to the rear. Viewing is recommended to appreciate the potential the property holds.

Entrance Hallway

Stairs off. Radiator.

Lounge

11'8" x 11'1" (3.56m x 3.38m)

Radiator.

Dining Room

11'6" x 11'0" (3.51m x 3.35m)

Radiator. Combi gas central heating boiler. Gas fire.

Kitchen

10'3" x 10'5" max (3.12m x 3.18m max)

Fitted wall and base units. Stainless steel sink and drainer. Part wall tiled.

Lean To

5'6" x 9'10" max (1.68m x 3.00m max)

uPVC door to side and rear garden.

1st Floor Landing

Loft access.

Bedroom 1

13'2" x 14'2" (4.01m x 4.32m)

Front aspect. Radiator.

Bedroom 2

7'10" x 10'10" (2.39m x 3.30m)

Rear aspect. Radiator.

Bathroom

6'1" x 6'0" (1.85m x 1.83m)

3 piece white suite. Radiator. Airing cupboard.

External

The property benefits from being garden fronted with a 1 car driveway. To the rear, the property has a private garden complete with patio and timber shed.

Tenure & Council Tax

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 The property is offered subject to contract and may be withdrawn at any time.