



# NPE

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## For Sale

2 Lancaster Avenue, Failsworth - EPC: E £179,950



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\*\*\*\*CHAIN FREE\*\*\*\*RECENTLY REFURBISHED\*\*\*\*CLOSE TO METROLINK STATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\* 2 RECEPTION ROOMS\*\*\*\* 2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILY OR INVESTOR\*\*\*\* We offer for sale this spacious 2 bedroom end terraced property, situated in a popular & convenient location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Lounge, dining room, fitted kitchen, 2 double bedrooms and a 3 piece shower room. Externally the property is garden fronted and has a small garden to the rear with artificial lawn.

#### **Lounge**

*13'5 x 14'3 (4.09m x 4.34m)*

Fitted electric fire. Feature fireplace. Radiator. Double doors through to dining room.

#### **Dining Room**

*13'9 x 14'2 (4.19m x 4.32m)*

Open plan stairs off. Radiator.

#### **Kitchen**

*8'6 x 6'6 (2.59m x 1.98m)*

Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Plumbed for washer. Radiator. Combi gas central heating boiler.

#### **First Floor Landing**

Spindled balustrade. Loft access.

#### **Bedroom 1**

*12'2 x 13'0 (3.71m x 3.96m)*

Front aspect. Fitted wardrobes. Radiator.

#### **Bedroom 2**

*12'0 x 9'0 (3.66m x 2.74m)*

Rear aspect. Radiator.

#### **Shower Room**

3 piece white shower suite. Part ceramic wall tiled. Radiator.

#### **External**

Garden fronted and small garden to the rear with artificial lawn.

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

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum.

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 The property is offered subject to contract and may be withdrawn at any time.