



# NPE

## For Sale

3 Severn Road, Hollinwood - EPC: £299,950



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\*\*\*\*CHAIN FREE\*\*\*\*VERY POPULAR CUL DE SAC LOCATION\*\*\*EXTENDED TO REAR\*\*\*GOOD SIZED PLOT\*\*\*\*WELL MAINTAINED\*\*\*\*LOTS OF POTENTIAL\*\*\*\* We offer for sale this spacious & extended 2 bedroom detached true bungalow, situated in a highly sought after location, ideal for the older couple or young family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, 2 bedrooms, a 3 piece white bathroom, fitted kitchen, and dining room with opening through to the lounge. Externally, the property has the benefit of a garden to the front, driveway and attached garage to the side and gardens to the side & rear with lawns & patio areas.

### **Entrance Hallway**

Loft access. 2 Storage cupboards. Radiator.

### **Bedroom 1**

*11'3 x 13'5 (3.43m x 4.09m)*

Rear aspect. Good range of fitted wardrobes. Radiator.

### **Bedroom 2**

*8'11 x 8'7 (2.72m x 2.62m)*

Front aspect. Radiator.

### **Bathroom**

3 piece white suite with shower to bath. Ceramic wall tiled. Heated towel rail.

### **Kitchen**

*10'11 x 8'9 (3.33m x 2.67m)*

Fitted wall & base units incorporating oven, hob & extractor. Integrated fridge & freezer. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator.

### **Dining Room**

*9'2 x 14'3 (2.79m x 4.34m)*

2 Radiators. Opening through to lounge.

### **Lounge**

*15'5 x 13'5 (4.70m x 4.09m)*

Radiator.

### **External**

garden to the front, driveway and attached garage to the side and gardens to the side & rear with lawns & patio areas.

### **Tenure & Council Tax**

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 The property is offered subject to contract and may be withdrawn at any time.