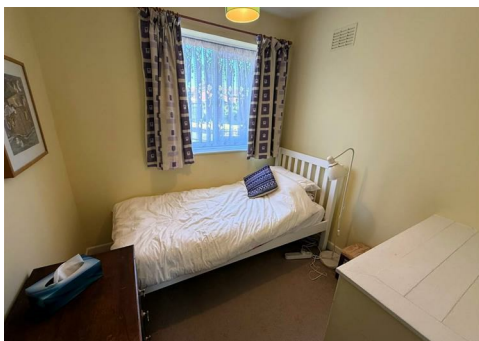




NPE

Estate Agents Lettings
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For Sale

44 Alan Avenue, Failsworth - EPC: £259,950



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****CHAIN FREE****VERY POPULAR LOCATION****LARGER THAN AVERAGE****2 RECEPTION ROOMS****LOTS OF POTENTIAL****LARGE GARDEN TO REAR****NOT OVERLOOKED TO THE REAR****IDEAL FOR THE FAMILY****We offer for sale this larger than average 3 bed semi detached property located in a popular location of Failsworth. The property is uPVC double glazed and briefly comprises: Spacious entrance hallway, lounge, dining room, kitchen, 3 good sized bedrooms, family bathroom and a seperate WC. Externally, the property benefits from being garden fronted with driveway and has a large garden to the rear which isn't overlooked. Early viewing is highly recommended.

Spacious Entrance Hallway

Stairs off. Electric heater.

Lounge

14'7x11'11 (4.45mx3.63m)

Fitted gas fire. Double doors to dining room.

Dining Room

9'4x9'11 (2.84mx3.02m)

Electric heater.

Kitchen

12'2x8'7 (3.71mx2.62m)

Fitted sink with double drainer. Fitted wall units. Part wall tiled. Plumbed for washer. Access to attached garage. Walk-in larder.

1st Floor Landing

Electric heater. Loft access. Loft part boarded for storage.

Bedroom 1

15'0x10'5 (4.57mx3.18m)

Front aspect. Fitted wardrobes.

Bedroom 2

9'5x9'11 (2.87mx3.02m)

Rear aspect.

Bedroom 3

8'11x7'10 (2.72mx2.39m)

Front aspect.

Bathroom

2 piece white suite with shower to bath. Part wall tiled.

Seperate WC

Part wall tiled.

External

Garden to front with driveway and attached garage to the side. Large garden to the rear which isn't overlooked.

Tenure & Council Tax

We have been advised that the property is Freehold. The Council Tax is in Band C with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, whose 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.