



# NPE

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## For Sale

40 Coronation Road, Failsworth - EPC: £199,950



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\*\*\*\*IDEAL FOR FIRST TIME BUYERS, INVESTORS AND SMALL FAMILIES\*\*\*\*2 DOUBLE BEDROOMS\*\*\*\*EXTENDED TO THE REAR\*\*\*\*POPULAR AND CONVENIENT LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*OFF ROAD PARKING ACCESS TO THE REAR\*\*\*\*We are delighted to offer this well maintained and spacious 2 bedroom semi detached property located in the ever popular area of Failsworth. The property is uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance hall, lounge, conservatory, kitchen, 2 good sized double bedrooms & a 3 piece white shower suite bathroom. Externally the property benefits from being garden fronted and has a sizeable garden to the rear with off road parking access. Viewing is highly recommended to appreciate the potential the property poses.

#### **Entrance Hallway**

Stairs off. Radiator.

#### **Lounge**

*10'0" x 11'5" (3.05m x 3.48m)*

Radiator.

#### **Conservatory**

*9'9" x 9'3" (2.97m x 2.82m)*

uPVC double glazed.

#### **Kitchen**

*7'8" x 11'5" (2.34m x 3.48m)*

Fitted wall and base units. Ceramic sink, rinser & drainer. Combi gas central heating boiler. Part ceramic wall tiled. Radiator.

#### **1st Floor Landing**

Loft access.

#### **Bedroom 1**

*13'10" x 8'10" (4.22m x 2.69m)*

Front aspect. Radiator.

#### **Bedroom 2**

*10'7" x 11'1" (3.23m x 3.38m)*

Rear aspect. Radiator.

#### **Bathroom**

*5'8" x 6'4" (1.73m x 1.93m)*

3 piece white shower suite. Heated towel rail. Extractor fan.

#### **External**

The property benefits from being garden fronted and has a sizeable private rear garden with off road parking access.

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

We have been advised that the property is a 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.