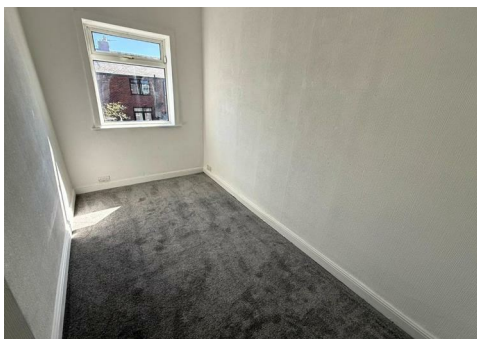




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

137 Turf Lane, Chadderton - EPC: £164,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

****CHAIN FREE****RECENTLY REFURBISHED****2 RECEPTION ROOMS****2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES**** DECEPTIVELY SPACIOUS****CONVENIENT & POPULAR LOCATION****We offer for sale this deceptively spacious and recently refurbished 2 bed terraced property in the popular residential area of Chadderton. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance vestibule, lounge, dining room, modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white suite with electric shower to bath. Externally, the property benefits from being garden fronted and has a private yard to the rear. Viewing is highly recommended.

Entrance Vestibule

Lounge

13'6" x 12'11" (4.11m x 3.94m)

2 radiators. Feature fireplace with electric fire.

Dining Room

12'11" x 13'6" (3.94m x 4.11m)

Feature fireplace with electric fire. Radiator. Under stairs storage. Stairs off.

Kitchen

6'3" x 11'3" (1.91m x 3.43m)

Modern fitted wall and base units incorporating oven, hob and extractor. Single stainless steel sink and drainer. Combi gas central heating boiler. Radiator.

First Floor Landing

Bedroom 1

13'5" x 13'0" (4.09m x 3.96m)

Front aspect. Radiator.

Bedroom 2

12'11" x 6'8" (3.94m x 2.03m)

Rear aspect. Fitted wardrobes & storage cupboards. Radiator.

Bathroom

Modern 3 piece white suite with electric shower to bath. Part ceramic wall tiled. Heated towel rail.

External

The property is garden fronted and benefits from a yard to the rear.

Tenure & Council Tax

We have been advised that the property is Leasehold. 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.