



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

85 Old Road, Failsworth - EPC: D £154,950



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\*\*\*\*CHAIN FREE\*\*\*\*TWO GOOD SIZED BEDROOMS\*\*\*\*WELL MAINTAINED THROUGHOUT\*\*\*\*CLOSE TO TRANSPORT LINKS\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*MODERN & SPACIOUS\*\*\*\* We offer for sale this deceptively spacious and well maintained 2 bedroom terraced property, situated in a popular & convenient location, close to Failsworth Metrolink Station, perfect for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, spacious through lounge to dining area, well fitted kitchen, two good size bedrooms, one has fitted wardrobes bedrooms, three piece bathroom suite with shower. Externally the property is garden fronted and has a private yard area to the rear. Viewings highly recommended to appreciate what the property can offer.

### **Vestibule Entrance**

#### **Lounge**

*18'8 x 13'5 (5.69m x 4.09m)*

Wood laminate floor. 2 radiators. Under stairs storage.

#### **Kitchen**

*7'8 x 10'7 (2.34m x 3.23m)*

Fitted wall & base units incorporating oven, hob & extractor. Part ceramic wall tiled. Plumbed for washer. Radiator. Enclosed stairs off.

### **First Floor Landing**

#### **Bedroom 1**

*13'1 x 10'5 (to wardrobes) (3.99m x 3.18m (to wardrobes))*

Front aspect. Fitted wardrobes. Radiator.

#### **Bedroom 2**

*13'3 x 7'1 (4.04m x 2.16m)*

Rear aspect. Radiator. Combi gas central heating boiler.

#### **Bathroom**

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

#### **External**

Garden fronted and private yard area to the rear with brick built outhouse.

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

We have been advised that this property is Freehold. The council tax is in Band A with Oldham Council.

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