NPE

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For Sale

22 Richmond Road, Failsworth - EPC: £259,950

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****CHAIN FREE****POPULAR SOUGHT AFTER LOCATION****DETACHED****LOTS OF POTENTIAL****NEW BOILER & REWIRE LAST YEAR****LOTS OF POTENTIAL****DRIVEWAY****3 BEDROOMS****We offer for sale this spacious 3 bedroom detached bungalow situated in the sought after location of Richmond Road, Failsworth. The property is uPVC double glazed throughout and has combi gas central heating. The property briefly comprises: Entrance porch, hallway, lounge, kitchen, 3 bedrooms & a family bathroom. Externally, the property benefits from having gardens to the front and rear & driveway to the side. Viewing is recommended to appreciate the potential the property offers.

Entrance Porch

Entrance Hallway
Radiator.

Lounge
13'0" x 12'8" (3.96m x 3.86m)
Radiator. Living flame gas fire.

Kitchen
Fitted wall and base units. Plumbed for washer. Stainless steel sink and drainer. Combi gas central heating boiler. Part wall tiled. Radiator.

Bedroom 1
10'0" x 8'10" (3.05m x 2.69m)
Front aspect. Radiator.

Bedroom 2
8'5" x 10'0" (2.57m x 3.05m)
Rear aspect. Radiator.

Bedroom 3
11'5" x 6'6" (3.48m x 1.98m)
Side aspect. Radiator.

Bathroom
4'6" x 8'4" (1.37m x 2.54m)
3 piece bathroom suite. Part ceramic wall tiled. Radiator. Loft access.

External
The property benefits from gardens to the front and rear with off road parking in the form of a driveway to the side.

Tenure & Council Tax
We have been advised that the property is 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 The property is offered subject to contract and may be withdrawn at any time.