



# NPE

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## For Sale

5 Stephenson Street, Failsworth - EPC: £179,950



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\*\*\*\*CHAIN FREE\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\*CLOSE TO M60 MOTORWAY JUNCTION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*WELL MAINTAINED\*\*\*\*2 DOUBLE BEDS\*\*\*\*VIEWING RECOMMENDED\*\*\*\*IDEAL FOR FIRST TIME BUYERS, FAMILIES OR INVESTORS\*\*\*\* We offer for sale this well maintained and deceptively spacious 2 bedroom terraced property, situated in a popular and convenient location, ideal for the family, first time buyer or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining kitchen, rear porch, conservatory, store room, 2 good sized bedrooms and shower room. Externally, the property has the benefit of gardens to the front and rear with patio and timber decking. Viewing recommended.

#### **Vestibule Entrance**

##### **Lounge**

*13'10" x 14'11" (4.22m x 4.57m)*

Radiator.

##### **Dining Kitchen**

*12'2" x 15'5" (3.73m x 4.72m)*

Fitted wall and base units incorporating stainless steel sink and drainer. Part wall tiled. Radiator. Open plan stairs off.

##### **Rear Porch**

##### **Conservatory**

*8'9" x 7'10" (2.69m x 2.39m)*

Patio doors to side.

##### **Store Room**

*7'10" x 3'10" (2.39m x 1.17m)*

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

##### **Bedroom 1**

*11'5" x 13'3" (3.48m x 4.06m)*

Front aspect. Built in wardrobes. Radiator.

##### **Bedroom 2**

*12'5" x 8'11" (3.81m x 2.74m)*

Rear aspect. Fitted wardrobes. Combi gas central heating boiler. Radiator.

##### **Shower Room**

3 piece white shower suite. Part wall tiled.

##### **External**

Garden fronted with small garden to the rear with patio and timber decking.

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

We have been advised that this 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.