









NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

58 Church Street, Failsworth - EPC: C £180,000







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

Property Sales
NP Estates' offer a professional property sales service.
Free valuations at your convenience and sales advice with no-obligation.
Very competitive sales fees.
Internet advertising on the most popular property portals including our own dedicated site.
Daily feedback on all viewings.
Dedicated qualified sales negotiators.
Regular advertising and mail drops.
Full colour brochures, including brochures for download from our property portal.
Professional advice on property investmen.
Writtain Valuations.

Independent Mortgage Dpt'
Independent mortgage advice with no obligation.
Specialist tailor made system, which can scan up to 20,000 mortgage, schemes and determines which are the one's more suitable to you.
We can deal with cases with arrears, CCJ's, self employed, investment, re-mortgage, first time buyers and many more.
We are even able to arrange appointments at your convenience, evening and weekend appointments, or if you would prefer we can come to your own home.

Lettings & Management Dpt'
Very competitive commission rates
Free valuation & Rental advice
Free advice on rental investments
Full management or introductory service Taking up references on prospective tenants
Drawing up relevant Tenancy Agreements
Collection of Deposit/Bond Transferring of Utilities
Dealing with any maintenance/repairs which may occur during tenancy
Regular inspection of managed properties
Rent guarantee scheme
Fully computerized management program
References received within 7 days
Monthly statements

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

****CHAIN FREE****LARGER THAN AVERAGE****RECENTLY REFURBISHED THROUGHOUT****FORMER POST OFFICE APPROX. 5FT WIDER THAN OTHER PROPERTIES IN THE ROW**** We offer for sale this deceptively spacious, recently modernised 3 bedroom mid terraced property, situated in a popular & convenient location, ideal for the first time buyer, family or investor. The property is uPVC double glazed & gas centrally heated and briefly comprises: Vestibule entrance, spacious lounge, modern fitted dining kitchen, 3 bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted and has a small garden to the rear with timber decking.

Vestibule Entrance

Lounge
13'8 x 16'4 (4.17m x 4.98m)
Radiator.

Dining Kitchen
12'6 x 16'1 (3.81m x 4.90m)
Modern fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Gas central heating boiler. Open plan stairs off. Radiator.

First Floor Landing
Storage cupboard.

Bedroom 1
14'3 x 8'0 (4.34m x 2.44m)
Front Aspect. Radiator.

Bedroom 2
14'3 x 8'0 (4.34m x 2.44m)
Front Aspect. Radiator.

Bedroom 3
9'2 x 8'0 (2.79m x 2.44m)
Rear Aspect. Radiator.

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

External
Pavement fronted and small garden to rear with timber decking.

Tenure & Council Tax
We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £1.50 per annum. 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.