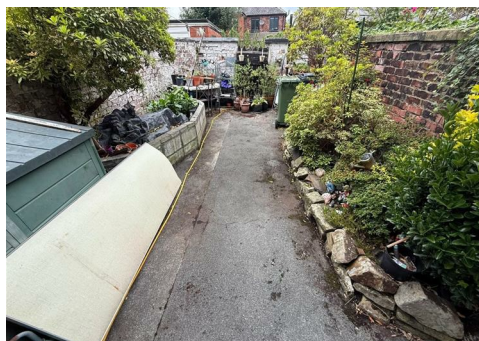
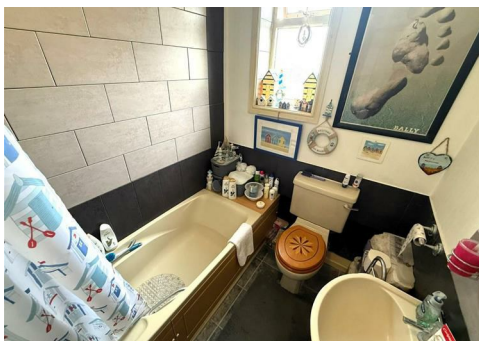
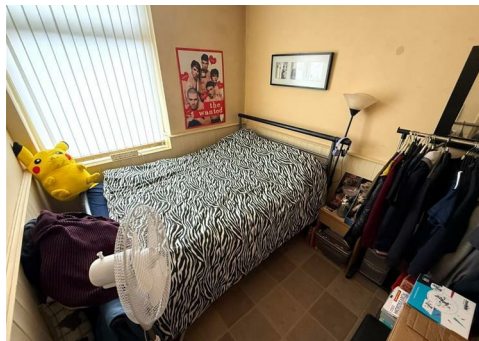




NPE

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For Sale

287 Ashton Road East, Failsworth - EPC: £180,000



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****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****POPULAR & CONVENIENT LOCATION****DECEPTIVELY SPACIOUS****2 GOOD SIZED BEDROOMS****GOOD TRANSPORT LINKS****We offer for sale this deceptively spacious and well maintained 2 bedroom terraced situated in the popular area of Ashton Road East. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance porch, lounge, kitchen diner, 2 good sized bedrooms and a family bathroom. Externally, the property benefits from being garden fronted and has a private yard to the rear.

Entrance Porch

Lounge

13'9" x 13'5" (4.19m x 4.09m)

Feature fireplace. Gas fire. Radiator. Stairs off.

Kitchen Diner

13'5" x 12'11" (4.09m x 3.94m)

Fitted wall and base units. Combi gas central heating boiler. Plumbed for washer. Sink rinser & drainer. Radiator.

1st Floor Landing

Bedroom 1

9'0" x 13'9" (2.74m x 4.19m)

Front aspect. Radiator. Shower room.

Bedroom 2

11'1" x 7'8" (3.38m x 2.34m)

Rear aspect. Radiator. Loft access.

Bathroom

5'6" x 6'6" (1.68m x 1.98m)

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

External

The property benefits from being garden fronted and has a private yard to the rear.

Tenure & Council Tax

The property is Leasehold on a long lease of 999 years with 864 remaining. The annual ground rent is approximately £2 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.