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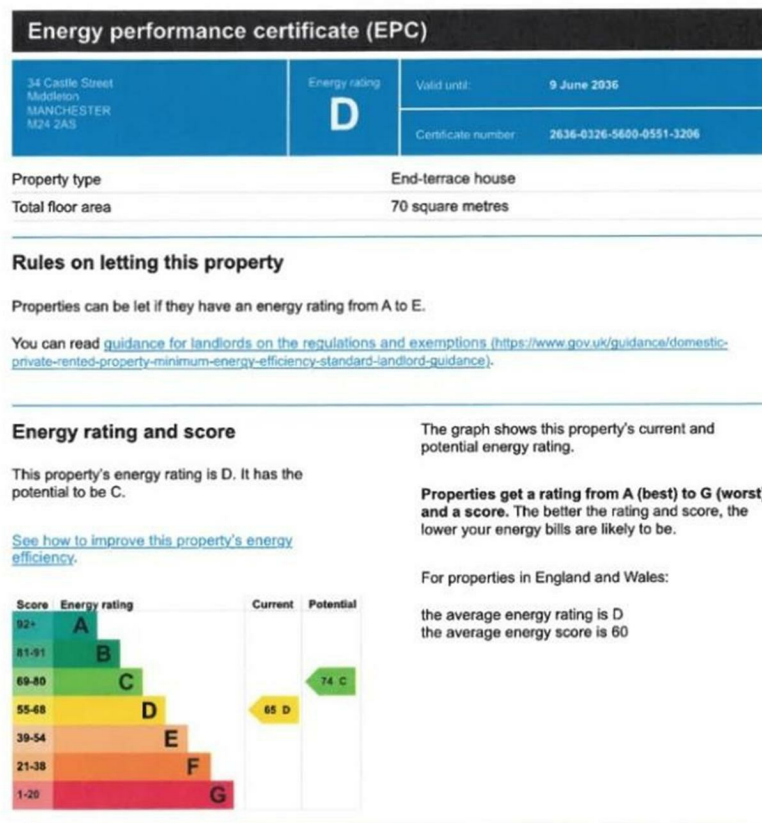
Estate Agents Lettings
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For Sale

34 Castle Street, Middleton - EPC: D £140,000



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



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or email you enquirers to sales@npestates.co.uk

****CASH BUYER'S, INVESTORS ONLY****DECEPTIVELY SPACIOUS****ON STREET PARKING****2 GOOD SIZED BEDROOMS****We offer for sale this deceptively spacious 2 bed terraced property situated on a quiet residential street. The property is double glazed, has central heating and briefly comprises: Entrance vestibule, lounge, kitchen diner, 1st floor landing, 2 bedrooms and a family bathroom. Externally, the property benefits from a private rear garden. On street parking is available.

Entrance Vestibule

Lounge

13'8" x 11'2" (4.17m x 3.40m)

Living flame gas fire. Radiator.

Kitchen Diner

13'9" x 12'8" (4.19m x 3.86m)

Fitted wall and base units. Plumbed for washer. Stainless steel single sink and drainer. Combi gas central heating boiler. Under stairs storage.

1st Floor Landing

Bedroom 1

13'8" x 11'2" (4.17m x 3.40m)

Front aspect. Radiator.

Bedroom 2

15'8" x 6'6" (4.78m x 1.98m)

Rear aspect. Radiator.

Bathroom

10'6" x 6'11" (3.20m x 2.11m)

3 piece white suite with shower to bath. Radiator. Loft access. Part ceramic wall tiled.

External

The property is pavement fronted & has a private garden to the rear.

Tenure & Council Tax

We have been advised that the property is Freehold. The Council Tax is in Band A with Rochdale 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 The property is offered subject to contract and may be withdrawn at any time.