



NPE

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For Sale

12 Hibbert Crescent, Failsworth - EPC: £189,950



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, FAMILIES & INVESTORS****2 RECEPTION ROOMS****EXTENDED TO THE REAR****2 CAR DRIVEWAY TO THE FRONT****WELL MAINTAINED THROUGHOUT****GOOD SIZED PRIVATE REAR GARDEN****We offer for sale this well maintained and extended 3 bedroom townhouse situated in the popular area of Failsworth. The property is uPVC double glazed & briefly comprises of: Entrance hallway, lounge, dining room, kitchen, 3 bedrooms & 3 piece white suite family bathroom. Externally, the property benefits from a double block paved driveway to the front and a good sized private garden to the rear.

Entrance Hallway

Electric heater. Stairs off.

Lounge

11'11" x 12'11" (3.63m x 3.94m)

Gas fire. Electric heater.

Dining Room

15'2" x 8'0" (4.62m x 2.44m)

Electric heater. Under stairs storage. Opening to kitchen.

Kitchen

10'3" x 4'0" (3.12m x 1.22m)

Fitted wall and base units incorporating oven, hob and extractor. Stainless steel sink and drainer. Part ceramic wall tiled. Plumbed for washer.

First Floor Landing

Loft access.

Bedroom 1

10'7" x 8'5" (3.23m x 2.57m)

Front aspect. Electric heater. Fitted wardrobes.

Bedroom 2

8'2" x 8'7" (2.49m x 2.62m)

Rear aspect. Fitted wardrobes.

Bedroom 3

6'8" x 7'9" max (2.03m x 2.36m max)

Front aspect.

Bathroom

5'5" x 6'4" (1.65m x 1.93m)

3 piece white suite with electric shower to bath. Ceramic wall and floor tiled. Heated towel rail. Spotlights.

External

Externally, the property benefits from a double block paved driveway to the front with a good sized garden to the rear with patio, lawn and timber shed.

Tenure & Council Tax

We have been advised that the property is Leasehold on a 999 year lease with an annual ground rent of approx. £10. The Council Tax is in Band A with Oldham Council.

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