



# 21 Argyll Close, Failsworth

£219,950

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- NO VENDOR CHAIN
- Three Bedrooms
- Ideal Family Home
- GCH & uPVC Double Glazed
- Town House/Terraced Property
- Sought After Location
- Front & Rear Gardens
- EPC Rating - D



Offered with NO VENDOR CHAIN - This well presented Three Bedroom Townhouse is an ideal property for any First Time Buyer or Growing Family.

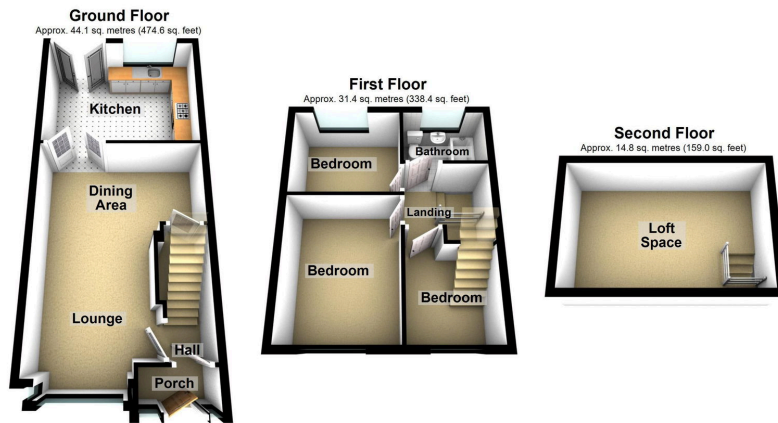
Argyll Close is located just off Ashton Road East providing excellent access to all local amenities, including schools and the transport and commuter networks as well as Daisy Nook Country Park being within close proximity.

The property's spacious accommodation briefly comprises:- Entrance Hall, Lounge/Dining Area and Kitchen/Diner to the Ground Floor and to the First Floor there are Three Bedrooms and Bathroom. Furthermore there is a useful converted loft space.

With Gas Central Heating and Double Glazing throughout.



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Total area: approx. 90.3 sq. metres (971.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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