



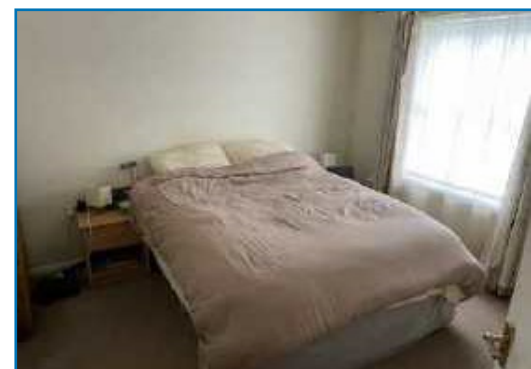
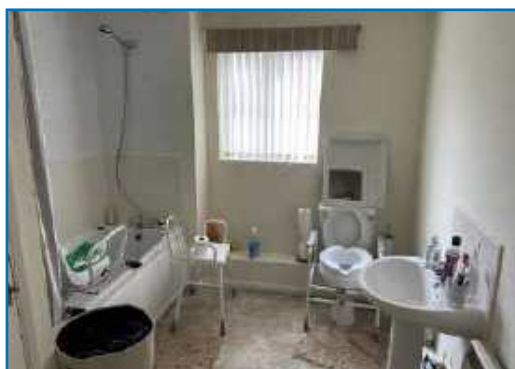
59 Nepaul Road, Blackley, Manchester, M9 4EA
£104,995

WE ARE PLEASED TO OFFER THIS MODERN TWO BEDROOM GROUND FLOOR APARTMENT FOR SALE.

THE PROPERTY BENEFITS FROM ELECTRIC HEATING AND UPVC DOUBLE GLAZING.

THE ACCOMMODATION BRIEFLY COMPRISES OF HALL, OPEN PLAN KITCHEN AND LIVING AREA, TWO BEDROOM AND BATHROOM. EXTERNALLY THERE IS A DESIGNATED PARKING SPACE.

IDEAL INVESTMENT, MUST BE VIEWED.



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Hall

Storage cupboard x 2.

Open plan kitchen living area.

Quality matching wall and base units. Electric hob. Electric oven. Stainless steel extractor hood. Plumbed for automatic washing machine. Tiled splash backs. Electric heater.

Bedroom one

Electric heater.

Bedroom two

Electric heater.

Family bathroom

White panelled bath. Pedestal hand wash basin. Low level W.C. Part tiled. Storage cupboard.

Externally

Designated parking space.

Tenure

Prospective purchasers are advised to ask their solicitor to confirm the tenure of the property

Services

All mains services are connected to the property and have not been tested, this is advised upon exchange.

Making an Offer

We are required under the Estate Agents Act 1979 to establish a purchaser's ability to buy, including mortgage arrangements before submitting your offer to our vendor clients. If you are interested in this property, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.

Mortgages

We have an excellent independent mortgage adviser who can help you to buy this property. Our mortgage adviser helps people buy their own homes every day. Just call our office on 0161 205 2066 to make an appointment to discuss all your financial needs.

Opening Hours

Our offices are open Monday to Friday 9.00 am until 5.30 pm and Saturday 9.00 am until 4.00 pm.

Our properties can be viewed at :-

www.tomclarke-moston.co.uk

www.rightmove.co.uk

www.propertylive.co.uk



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