



38 Nepaul Road, Manchester, M9 4EA
Offers Over £275,000

Sanderson James is pleased to present this exquisite detached home for sale. Boasting a spacious lounge adorned with windows at the front and back, this property welcomes abundant natural light into its interiors. The modern kitchen, meticulously maintained, offers ample space and the potential to accommodate your dining table. Additionally, a downstairs toilet adds to the convenience. Upstairs, you'll find three well-proportioned bedrooms, including an en-suite, as well as an immaculate family bathroom. Situated in close proximity to Harpurhey Shopping Centre, various schools, and parks, this family home presents itself as a highly desirable residence or a lucrative investment opportunity. Don't let this opportunity pass you by—contact Sanderson James today to schedule a viewing or for more details.



Lounge

Kitchen

Downstair Toilet

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Bathroom

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Sales opening hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.





