



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

4 Spa Lane, Lees - EPC: C £270,000



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Property Sales

NP Estates' offer a professional property sales service.

Free valuations at your convenience and sales advice with no-obligation.

Very competitive sales fees.

Internet advertising on the most popular property portals including our own dedicated site.

Daily feedback on all viewings.

Dedicated qualified sales negotiators.

Regular advertising and mail drops.

Full colour brochures, including brochures for download from our property portal.

Professional advice on property investment.

Writtain Valuations.

Independent Mortgage Dpt'

Independent mortgage advice with no obligation.

Specialist tailor made system, which can scan up to 20,000 mortgage, schemes and determines which are the one's more suitable to you.

We can deal with cases with arrears, CCJ's, self employed, investment, re-mortgage, first time buyers and many more.

We are even able to arrange appointments at your convenience, evening and weekend appointments, or if you would prefer we can come to your own home.

Lettings & Management Dpt'

Very competitive commission rates

Free valuation & Rental advice

Free advice on rental investments

Full management or introductory service Taking up references on prospective tenants

Drawing up relevant Tenancy Agreements

Collection of Deposit/Bond Transferring of Utilities

Dealing with any maintenance/repairs which may occur during tenancy

Regular inspection of managed properties

Rent guarantee scheme

Fully computerized management program

References received within 7 days

Monthly statements

**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****IMMACULATELY PRESENTED THROUGHOUT**** IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** Situated in one of Lees' premiere cul de sac locations, we are pleased to offer for sale this deceptively spacious and immaculately presented 3 bedroom link detached property, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Large entrance hallway, lounge, dining room, fitted kitchen, utility room, downstairs WC, 3 good sized bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden to the front, a block paved driveway and attached garage with electric door, power, lighting and plumbing for a washer to the side and a good sized mature garden to the rear with lawn, patio, well stocked flower beds/borders and timber shed.

Spacious Entrance Hallway

Stairs off. Radiator.

Lounge

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

Living flame gas fire. Feature fireplace. Radiator. Opening through to dining room.

Dining Room

9'1 x 10'0 (2.77m x 3.05m)

Radiator. French doors to the rear.

Kitchen

9'9 x 9'0 (2.97m x 2.74m)

Modern fitted wall & base units incorporating oven, hob & extractor. Single sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Breakfast bar. Radiator.

Utility Room

5'5 x 5'9 (1.65m x 1.75m)

Ceramic floor tiled. Access to attached garage which has plumbing for a washer.

Downstairs WC

Wash basin. Ceramic wall & floor tiled. Radiator.

First Floor Landing

Spindled balustrade. Loft access. Airing cupboard with combi gas central heating boiler.

Bedroom 1

11'2 x 11'3 (3.40m x 3.43m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

10'9 x 11'7 (3.28m x 3.53m)

Rear aspect. Fitted wardrobes & units. Radiator.

Bedroom 3

8'4 x 8'2 (2.54m x 2.49m)

Front aspect. Built in cupboard. Radiator.

Bathroom

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

External

Garden to the front, a block paved driveway and attached garage with electric door, power, lighting and plumbing for a washer to the side and a good sized mature garden to the rear with lawn, patio, well stocked flower beds/borders and timber shed.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of £30 per annum. The council tax is in Band D with Oldham 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.