

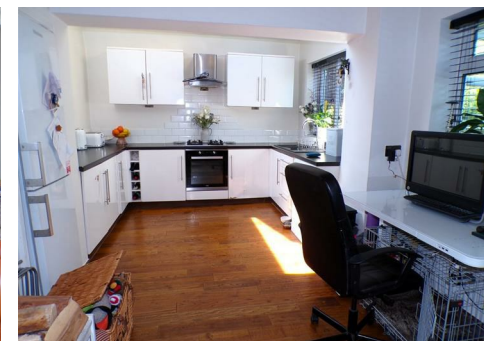


# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

9 Greenways, New Moston - EPC: D £299,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
T: 0161 682 1001 | [sales@npestates.co.uk](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

### **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](http://www.npestates.co.uk)  
or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)**

\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*EXTENDED TO REAR\*\*\*\*CONVERTED GARAGE\*\*\*\* 2 BATHS\*\*\*\*POSSIBLE 4TH BEDROOM DOWNSTAIRS\*\*\*\*LARGE CONSERVATORY\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this spacious, modern & extended 3 bedroom detached property, situated in a popular cul de sac location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, sitting room/downstairs 4th bedroom, downstairs shower room, spacious through lounge/dining room, fitted kitchen, large uPVC conservatory, 3 bedrooms and a 3 piece white bathroom. Externally the property has the benefit of a garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

#### **Entrance Hallway**

Stairs off. Radiator.

#### **Sitting Room/Downstairs Bed 4**

13'5 x 7'7 (4.09m x 2.31m)

Converted garage. Radiator.

#### **Downstairs Shower Room**

Modern 3 piece white shower suite. Part ceramic wall tiled. Heated towel rail.

#### **Through Lounge/Dining Room**

23'7 x 12'10 (7.19m x 3.91m)

Fitted electric fire. Log burner fire. Radiator. Arch through to kitchen. Patio doors to conservatory.

#### **Kitchen**

10'6 x 14'4 (3.20m x 4.37m)

Fitted wall & base units incorporating oven, hob & extractor. Plumbed for washer. Single sink & drainer. Part ceramic wall tiled.

#### **uPVC Conservatory**

11'9 x 15'4 (3.58m x 4.67m)

Radiator.

#### **First Floor Landing**

Spindled balustrade. Loft access.

#### **Bedroom 1**

11'11 x 9'10 (3.63m x 3.00m)

Rear aspect. Radiator.

#### **Bedroom 2**

11'7 x 9'0 (3.53m x 2.74m)

Front aspect. Radiator.

#### **Bedroom 3**

8'1 x 6'8 (2.46m x 2.03m)

Front aspect. Radiator.

#### **Bathroom**

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

#### **External**

Garden and driveway to the front and a garden to the rear with lawn, 2 timber decked areas and storage shed.

#### **Tenure & Council Tax**

We have been advised that this property is Freehold. The council tax is in Band C with Manchester 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.