



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

39a Medlock Road, Woodhouses - EPC: £1,150 (From) Per
Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

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

****AVAILABLE**UNIQUE INTERIOR**STUNNING LOCATION**COTTAGE VIBES**ORIGINAL FLOORBOARDS****NP Estates are excited to offer TO LET this beautifully presented TWO DOUBLE BEDROOM Semi Detached property located in WOODHOUSES. The property benefits from uPVC double glazed windows & Gas Central Heating throughout & briefly comprises of:- Entrance porch, open plan living room staircase, delightful cottagey kitchen offering Smeg fridge/freezer, Belfast sink & natural sunlight through the patio doors leading to the good size private rear garden with shed. Up the open plan stairs, large master bedroom & fitted wardrobes, second double bedroom, steps up to the modern 3-piece bathroom suite with shower. Viewings are a MUST so you can appreciate what the property offers. Do not hesitate to contact us to arrange your viewing appointment on 01616821001. EPC Rating D, Council Tax Band C.

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 The property is offered subject to contract and may be withdrawn at any time.