



NPE

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For Sale

8 Dean Lane, Newton Heath - EPC: £995 PCM



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

****AVAILABLE**** NP Estates are delighted to offer for rent this well presented semi detached property located on Dean Lane within walking distance from the MetroLink. The property benefits from gas central heating and uPVC windows throughout. The property briefly comprises of:- Entrance hallway, downstairs w/c, spacious lounge leading to kitchen diner, on the first floor hallway leads to two double size bedrooms and one single bedroom, 3-piece family bathroom suite. Externally, nice size garden to the rear enclosed with high fences. One allocated parking space in private carpark to rear of the property. Book your viewing to fully appreciate all aspects of the property on 01616821001. NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service.

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 The property is offered subject to contract and may be withdrawn at any time.