

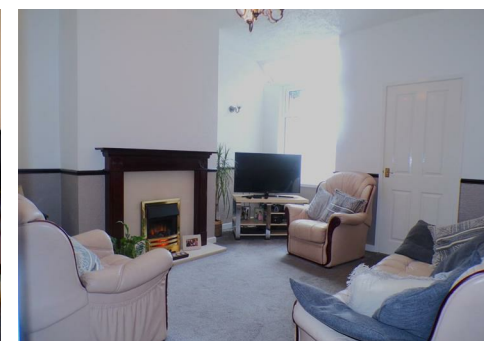


# NPE

Estate Agents Lettings  
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## For Sale

28 Scotland Street, Newton Heath - EPC: £189,950



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\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*EXTENDED & WELL MAINTAINED\*\*\*\*POPULAR & CONVENIENT LOCATION\*\*\*\* 2 RECEPTION ROOMS, 2 DOUBLE BEDROOMS & DOWNSTAIRS WC\*\*\*\*NOT OVERLOOKED FRONT OR REAR\*\*\*\* We offer for sale this spacious, well maintained, extended 2 bedroom terraced property, situated in a popular & convenient location, ideal for a first time buyer, family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Vestibule entrance, lounge, dining/2nd sitting room, extended kitchen, downstairs WC, 2 double bedrooms and a 3 piece white bathroom. Externally the property is pavement fronted, has a private yard to the rear plus a garden with lawn & patio (garden owned by Manchester Council with an ongoing rental charge of £25 per annum). Not overlooked at the front or rear.

#### **Vestibule Entrance**

##### **Lounge**

*11'2 x 12'6 (3.40m x 3.81m)*

Fitted electric fire. Feature fireplace. 2 radiators.

##### **Dining/2nd Sitting Room**

*13'7 x 12'7 (4.14m x 3.84m)*

Fitted electric fire. Feature fireplace. Under stairs storage. Radiator.

##### **Extended Kitchen**

*15'6 x 6'6 (4.72m x 1.98m)*

Fitted wall & base units. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Ceramic floor tiled. Plumbed for washer. Radiator.

##### **Downstairs WC**

Ceramic floor tiled.

##### **First Floor Landing**

##### **Bedroom 1**

*11'1 x 12'6 (3.38m x 3.81m)*

Front aspect. Radiator. Long hallway off bedroom 1 leading to bathroom.

##### **Bedroom 2**

*12'2 x 9'5 (3.71m x 2.87m)*

Rear aspect. Radiator. Access to bathroom.

##### **Bathroom**

*8'3 x 6'4 (2.51m x 1.93m)*

3 piece white suite with electric shower to bath. Radiator. Bathroom accessed via bedroom 1 or 2.

##### **External**

Pavement fronted, has a private yard to the rear plus a garden with lawn & patio (garden owned by Manchester Council with an ongoing rental charge of £25 per annum). Not overlooked at the front or rear.

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

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £2 per annum. The council tax is in Band A 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.