

# NPE

Estate Agents Lettings  
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## For Sale

25 Evening Street, Failsworth - EPC: £950 PCM



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

**\*\*Available beginning of October\*\* FRESHLY PAINTED THROUGHOUT\*\*PERFECT LOCATION\*\*MORE PHOTOS TO FOLLOW\*\***NP Estates are delighted to offer TO LET this well presented and decorated, mid garden terrace property. The property benefits from gas central heating & double glazed windows throughout. Accommodation: spacious lounge. well fitted modern kitchen diner, separate rear reception room (access through kitchen), upstairs landing to two bedrooms one double and one single, well presented family bathroom bathroom with shower & bath access, small garden to front and yard to rear. Call the office today to express your interest on 01616821001.

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 The property is offered subject to contract and may be withdrawn at any time.