



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

3 First Avenue, Clayton - EPC: £1,600 (From) Per Calendar Month



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

****AVAILABLE TO VIEW**NOT TO BE MISSED**DOUBLE FRONTED DRIVEWAY**LUXURIOUS INTERIOR**DOWNSTAIRS W/C**TWO RECEPTION ROOMS****NP Estates are delighted to offer TO LET this well maintained FOUR BEDROOM semi detached house. The beautifully presented quasi semi detached house boasts four bedrooms, including two generous double bedrooms and two cosy single rooms. Features include a large garden to the rear, a double driveway for ample parking, spacious lounge with log burning fire, second reception room and a convenient downstairs toilet. Enjoy modern living with stylish kitchen and bathroom. Located in a lovely neighbourhood, this home offers the perfect combination of space comforts. EPC Rating C, under Manchester City Council, tax band A. In order to view the property you must call the office to arrange a perfect viewing slot to suit 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 The property is offered subject to contract and may be withdrawn at any time.