

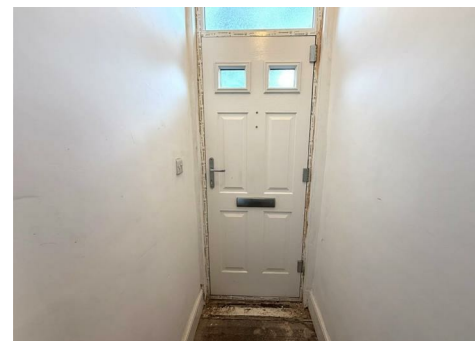


NPE

Estate Agents Lettings
Valuers Mortgages
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For Sale

30 Scotland Street, Newton heath - EPC: £154,950



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****CHAIN FREE****DECEPTIVELY SPACIOUS****NOT OVERLOOKED TO THE FRONT OR REAR****2 RECEPTION ROOMS****NEEDS SOME MODERNISATION****LOTS OF POTENTIAL****IDEAL FOR FIRST TIME BUYERS & INVESTORS****We offer for sale this spacious 2 bed terraced property located in a popular area of Newton Heath, close to local amenities and a short distance into Manchester City Centre. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Vestibule entrance, lounge, dining room, kitchen, lean to, 1st floor landing, 2 good sized bedrooms & bathroom. Externally, the property is pavement fronted & benefits from a private yard to the rear complete with extra lawned garden plot.

Entrance Vestibule

Lounge

11'1x12'8 (3.38mx3.86m)

Radiator.

Dining Room

12'2x12'9 (3.71mx3.89m)

Under stairs storage. Radiator.

Kitchen

8x6'6 (2.44mx1.98m)

Fitted wall and base units . Stainless steel sink rinser & drainer. Combi gas central heating boiler. Radiator.

Lean To

8x5'4 (2.44mx1.63m)

Plumbed for washer.

1st Floor Landing

Radiator.

Bedroom 1

11x12'10 (3.35mx3.91m)

Radiator. Front aspect.

Bedroom 2

8'7x9'5 (2.62mx2.87m)

Rear aspect. Radiator.

Bathroom

3 piece white suite with shower to bath. Ceramic wall tiled. Radiator.

External

The property is pavement fronted & benefits from a private rear yard complete with additional lawned garden plot.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease. The Ground Rent is 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.