



NPE

For Sale

13 Laburnum Avenue, Shaw - EPC: £750 (From) Per Calendar Month



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NEW CARPETS BEING FITTED IN LOUNGE & BEDROOMRECENTLY PAINTED
THROUGHOUT**NP Estates are delighted to offer for rent this ONE BEDROOM flat
located in walking distance from the centre of Shaw where you will find supermarkets,
bus turn around and other desirable amenities. The property briefly comprises of:-
communal entrance with one other flat, good size lounge with brand new blinds, modern
wallpaper, electric mounted fire and new carpets (to be fitted), one double bedroom with
built in wardrobes, brand new blinds and brand new carpet (to be fitted), modern
bathroom, jacuzzi bath with shower, well fitted modern kitchen with gas stove. Shared
balcony with the next door neighbour for somewhere to enjoy the peace and quiet. We
highly recommend a viewing so you can appreciate what the flat can offer. Please call the
office on 0161682101 to book your appointment now.

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 The property is offered subject to contract and may be withdrawn at any time.