



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

13 Laburnum Avenue, Shaw - EPC: £750 (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**

****NEW CARPETS BEING FITTED IN LOUNGE & BEDROOM**RECENTLY 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 The property is offered subject to contract and may be withdrawn at any time.