



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

46 Greaves Avenue, Failsworth - EPC: £1,250 (From) Per Calendar Month



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**Visit our web site www.npestates.co.uk
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****AVAILABLE**** READY TO MOVE INTO****BRAND NEW CARPETS**RECENTLY PAINTED THROUGHOUT****NP Estates are delighted to offer to let this 3 bedroom demi detached new build property located in Failsworth. The property benefits from gas central heating & double glazed uPVC windows throughout and briefly comprises of:- entrance porch leading to good size lounge with open stair case and bay window, tiled floor, well fitted modern kitchen, separate downstairs w/c. Upstairs proposes two double bedrooms, one single bedroom, well fitted modern 3-piece bathroom suite with shower. Externally, very large back private garden lawn and front open garden pathway. The property has recently been painted white throughout and brand new grey carpets have been fitted. Local supermarkets close by & within walking distance from the bus route into the City Centre. Viewings highly recommended to appreciate what the property offers. Contact the office to arrange your viewing appointment 01616821001. NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service. EPC Rating B.

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 The property is offered subject to contract and may be withdrawn at any time.