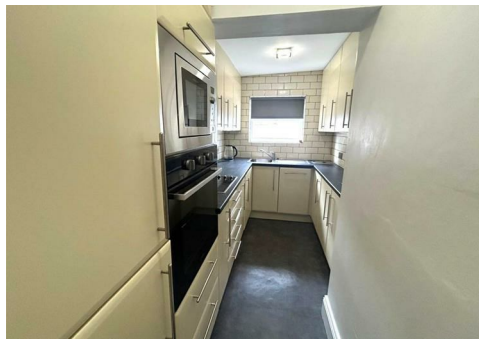




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

318 Ashton Road East, Failsworth - EPC: £1,300 Per Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW

T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

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

Two bedroom cottage with loft room - Available TO LET.

A well presented and spacious cottage offering versatile accommodation throughout. The property comprises two generous bedrooms with ample wardrobe storage, an additional loft room, two reception rooms, providing flexible living space ideal for families.

The modern fitted kitchen benefits from integrated appliances, including washing machine, fridge freezer & dishwasher, while contemporary bathroom is finished to a high standard offering bath & shower.

Outside the enclosed rear garden is being enhanced with new decking and low maintenance artificial grass. The property also benefits from a private driveway, providing convenient off-road parking. Contact the office to arrange your viewing appointment.

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 The property is offered subject to contract and may be withdrawn at any time.