



NPE

Estate Agents Lettings
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For Sale

72 Rose Bank Road, Newton Heath - EPC: D £219,950



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****CHAIN FREE****POPULAR LOCATION****DECEPTIVELY SPACIOUS****GOOD SIZED PLOT****
DETACHED OUTBUILDING TO REAR**** 3 GOOD SIZED BEDROOMS****DOWNSTAIRS
BATHROOM****IDEAL FOR FAMILY**** We offer for sale this deceptively spacious & well maintained
3 bedroom semi detached property, situated in a popular location, ideal for the family. The property is
uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway,
downstairs 3 piece white bathroom, spacious lounge, fitted kitchen, and 3 good sized bedrooms.
Externally, the property has the benefit of a garden and driveway to the front and a good sized
garden with detached outbuilding to the rear.

Entrance Hallway

Stairs off. Ceramic floor tiled. Vertical radiator.

Downstairs Bathroom

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Lounge

16'2 x 10'10 (4.93m x 3.30m)

Radiator.

Kitchen

9'11 x 10'11 (3.02m x 3.33m)

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled.
Plumbed for washer. Radiator.

First Floor Landing

Bedroom 1

16'2 x 9'8 (4.93m x 2.95m)

Side aspect. 2 radiators.

Bedroom 2

7'8 x 12'3 (2.34m x 3.73m)

Front aspect. Combi gas central heating boiler. Radiator.

Bedroom 3

7'5 x 10'11 (2.26m x 3.33m)

Rear aspect. Radiator.

External

Garden and driveway to the front and a good sized garden with detached outbuilding to the rear.

Tenure & Council Tax

We have been advised that this property is Freehold. The council tax is in Band A with Manchester Council.

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