

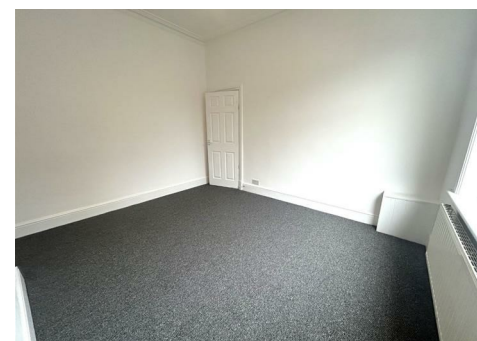


# NPE

Estate Agents Lettings  
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## For Sale

50 Old Road, Failsworth - EPC: £1,250 Per Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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**\*\*AVAILABLE\*\*CLOSE TO METROLINK\*\***Spacious three bedroom terraced house - Excellent Transport Links & convenient access to local amenities. A beautifully presented property that has been freshly updated and presented in excellent condition, making an ideal home for a family or professional tenants. The property briefly comprises two well proportioned double bedrooms and a comfortable single bedroom, alongside two separate reception rooms. The properties key features are brand new kitchen & bathroom, private yard to the rear & neutral and welcoming interior throughout. Call the office to arrange your viewing appointment on 01616821001.

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 The property is offered subject to contract and may be withdrawn at any time.