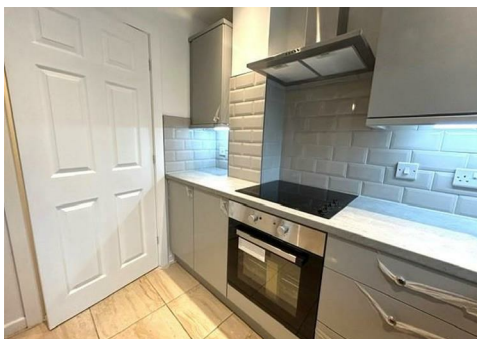




NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

11 Ann Square, Waterhead - EPC: £795 (From) Per Calendar 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**

****AVAILABLE**CARPETS TO BE FITTED SOON**BRAND NEW KITCHEN**BRAND NEW SHOWER**PLASTERED THROUGHOUT**ALLOCATED PARKING SPACE****NP Estates are delighted to offer TO LET this ONE BEDROOM studio style house. The property benefits from gas central heating throughout & double glazed uPVC windows, briefly comprises of :- Entrance hallway leading to the brand new modern fitted kitchen, spacious lounge with blinds to window, stairs leading to one double bedroom & modern 3-piece bathroom suit with shower. Viewing appointments required, to book yours call 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 D

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 The property is offered subject to contract and may be withdrawn at any time.