



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

39 Stansfield Street, Newton Heath - EPC: £240,000



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

****CHAIN FREE****LARGE GARDEN TO REAR****DECEPTIVELY SPACIOUS****WELL MAINTAINED**** IDEAL FOR FIRST TIME BUYERS, FAMILY OR INVESTORS**** We offer for sale this spacious and well maintained 3 bedroom mid town house, situated in a popular location, ideal for the first time buyer, family or investor. the property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, fitted kitchen, uPVC conservatory, 3 bedrooms and a 3 piece white shower room. Externally the property is garden fronted and has a large garden to the rear with lawn, patio, greenhouse & timber shed.

Entrance Hallway

Stairs off. Radiator.

Lounge

12'8 x 11'1 (3.86m x 3.38m)

Fitted electric fire. Feature fireplace. Radiator.

Kitchen

12'2 x 13'10 (3.71m x 4.22m)

Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. French doors to rear.

uPVC Conservatory

17'4 x 10'6 (max) (5.28m x 3.20m (max))

Ceramic floor tiled.

First Floor Landing

Spindled balustrade. Loft access with drop down ladder. Loft half boarded for storage.

Bedroom 1

12'6 x 9'9 (3.81m x 2.97m)

Front aspect. Radiator.

Bedroom 2

12'5 x 12'10 (3.78m x 3.91m)

Rear aspect. 2 radiators.

Bedroom 3

9'5 x 8'5 (2.87m x 2.57m)

Front aspect. Radiator.

Shower Room

3 piece white shower suite. Ceramic wall tiled. Heated towel rail.

External

Garden to front. Large garden to the rear with lawn, patio, greenhouse & timber shed.

Tenure & Council Tax

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

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.