



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

3 Ash Street, 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**

Fully Refurbished 4-Bedroom Mid-Terrace Home

This beautifully presented four-bedroom mid-terrace property has been fully refurbished throughout to a high standard and is ready for immediate occupation.

The accommodation briefly comprises a spacious open-plan kitchen and dining area, complete with a brand-new fitted kitchen, creating the perfect space for modern family living and entertaining. The property also benefits from a brand-new family bathroom, a stylish en-suite to the loft bedroom, and a newly installed heating system.

Externally, there is a low-maintenance rear garden, ideal for relaxing or outdoor dining. Conveniently situated close to motorway links and within walking distance of a tram stop, the property offers excellent transport connections and easy access to local amenities.

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 The property is offered subject to contract and may be withdrawn at any time.