



NPE

Estate Agents Lettings
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For Sale

9 Ashworth Street, Failsworth - EPC: £1,050 PCM



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****AVAILABLE****NP Estates are delighted to offer this very spacious 2 bedroom semi detached property located in Failsworth. The property benefits from Gas Central Heating throughout & brand new uPVC double glazed windows & doors.; briefly comprises of:- Entrance porch, spacious lounge leading to kitchen through double doors, the well build kitchen diner patio doors take you out to the lovely maintained garden and outdoor storage building. Upstairs landing leads to two double bedrooms and family bathroom with bath and shower. Externally the property offers a driveway (for a small car) and a security alarm has been installed. Viewings highly recommended to appreciate what the house offers. The location is walking distance from Morrisons Supermarket and the bus route into the town centre. NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service. EPC Rating 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 The property is offered subject to contract and may be withdrawn at any time.

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or email you enquirers to sales@npestates.co.uk**