



NPE

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For Sale

21 Morse Road, Newton Heath - EPC: £199,950



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****CHAIN FREE****MODERN INTERIOR****POPULAR LOCATION****GOOD SIZED GARDEN**** 2 GOOD SIZED BEDROOMS****IDEAL FOR FIRST TIME BUYER, YOUNG FAMILY OR INVESTOR**** We offer for sale this modern 2 bedroom town house, situated in a popular location, ideal for the first time buyer, young family or investor. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Porch, entrance hallway, spacious lounge, modern fitted kitchen, downstairs WC, 2 bedrooms and a modern 3 piece shower room. Externally the property has a garden to the front and a good sized garden to the rear with lawn & patio.

Porch

Entrance Hallway

Stairs off.

Lounge

15'1 x 11'2 (4.60m x 3.40m)

Living flame gas fire. Feature fireplace. Bay window.

Kitchen

7'0 x 14'2 (2.13m x 4.32m)

Modern fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Plumbed for washer. Radiator. Combi gas central heating boiler. Under stairs storage.

Downstairs WC

Wash basin. Heated towel rail.

First Floor Landing

Loft access.

Bedroom 1

10'7 x 14'2 (3.23m x 4.32m)

Front aspect. Radiator.

Bedroom 2

9'3 x 8'2 (2.82m x 2.49m)

Rear aspect. Radiator.

Shower Room

Modern 3 piece white shower suite. Part ceramic wall tiled. Radiator.

External

Garden to the front and good sized garden to the rear with lawn & patio.

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 The property is offered subject to contract and may be withdrawn at any time.