



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

69 Hibbert Crescent, Failsworth - EPC: £750 (From) Per Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

First floor flat (stairs required for access) located near the Eight Bells public house. NP Estates are delighted to offer TO LET this well maintained ONE BEDROOM flat in Failsworth. The flat briefly comprises of, private stairs leading to the flat, good size hallway, nice size lounge with electric fire, pleasant window with blinds looking out to the main road, the lounge has enough room to accommodate a dining table, well fitted modern kitchen with integrated fridge & freezer, one double size bedroom with fitted wardrobes, nice size bathroom with shower & bath. Overall the flat is perfect for an older couple due to how peaceful the flats are, ideal location to access local shops & bus routes. Contact the office to express your interest on 01616821001.

**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

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 The property is offered subject to contract and may be withdrawn at any time.