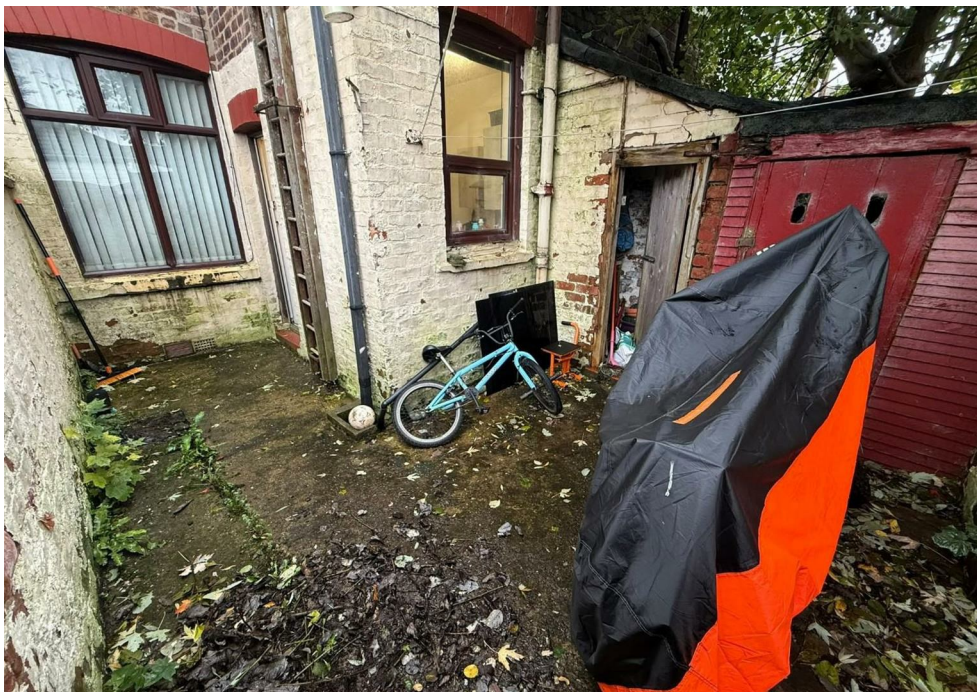


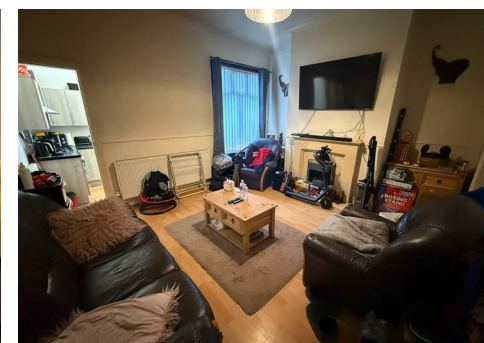


NPE

Estate Agents Lettings
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For Sale

83 Averill Street, Newton Heath - EPC: £179,950



61 Ashton Road East, Failsworth, Manchester, M35 9PW

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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****POPULAR AND CONVENIENT LOCATION****2 RECEPTION ROOMS****2 GOOD SIZED BEDROOMS****GARDEN FRONTED WITH PRIVATE REAR YARD****We offer for sale this deceptively spacious 2 bedroom terraced situated in the popular area of Averill Street, Newton Heath. The property is uPVC double glazed, combi gas centrally heated & briefly comprises: Entrance hallway, lounge, dining room, kitchen, 2 good sized bedrooms and a family bathroom. Externally, the property benefits from being garden fronted & has a private, low maintenance yard to the rear. Contact the office today to secure your opportunity to view on 0161 682 1001.

Entrance Hallway

Radiator. Under stairs storage.

Lounge

12'10" x 10'8" (3.91m x 3.25m)

Radiator.

Dining Room

14'4" x 12'5" (4.37m x 3.78m)

Radiator. Feature fireplace. Stairs off.

Kitchen

7'8" x 8'2" (2.34m x 2.49m)

Fitted wall and base units incorporating oven, hob & extractor. Stainless steel sink and drainer. Plumbed for washer.

1st Floor Landing

Bedroom 1

14'7" x 12'6" (4.45m x 3.81m)

Front aspect. Radiator. Storage cupboard.

Bedroom 2

12'7" x 11'2" (3.84m x 3.40m)

Rear aspect. Radiator.

Bathroom

8'4" x 8'3" (2.54m x 2.51m)

3 piece white suite with shower to bath. Part ceramic wall tiled. Radiator. Combi gas central heating boiler. Extractor.

External

The property benefits from being garden fronted & has a private yard to the rear.

Tenure & Council Tax

We have been advised that the 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.