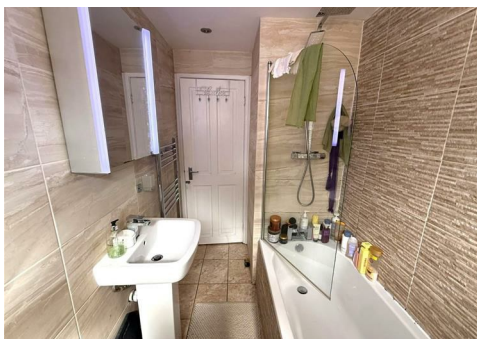




NPE

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For Sale

5 The Links, - EPC: £209,950



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****IDEAL FOR FIRST TIME BUYERS, INVESTORS & SMALL FAMILIES****2 GOOD SIZED BEDROOMS****EXTENDED TO THE REAR****GOOD SIZED GARDEN TO THE REAR****WELL MAINTAINED THROUGHOUT****DRIVEWAY & GARAGE****NEW BOILER WITH 7 YEAR WARRANTY****We offer for sale this deceptively spacious and well maintained 2 bedroom semi-detached property situated in a convenient and popular location within Moston. The property is uPVC double glazed and combi gas centrally heated with 7 year warranty and briefly comprises: Entrance porch, lounge, kitchen diner, conservatory, 2 good sized bedrooms & a family bathroom. Externally, the property benefits from a block paved driveway to the front, garage and good sized garden to the rear. Viewing is highly recommended.

Entrance Porch

Storage cupboard.

Lounge

19'4" x 11'11" (5.89m x 3.63m)

Radiator. Stairs off.

Kitchen Diner

7'0" x 11'9" (2.13m x 3.58m)

Fitted wall and base units. Stainless steel sink & drainer. Combi gas central heating boiler. Radiator. Plumbed for washer. Ceramic wall tiled.

uPVC Conservatory

9'10" x 9'10" (3.00m x 3.00m)

Radiator.

First Floor Landing

Bedroom 1

10'2" x 11'11" (3.10m x 3.63m)

Front aspect. Radiator.

Bedroom 2

10'0" x 8'3" (3.05m x 2.51m)

Rear aspect. Radiator.

Bathroom

5'2" x 7'1" (1.57m x 2.16m)

3 piece white suite with shower to bath. Heated towel rail. Ceramic wall and floor tiled.

External

The property benefits from a block paved driveway and attached garage to the front. To the rear, the property has a good sized garden with lawn and patio.

Tenure & Council Tax

We have been advised that the property is a 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.