

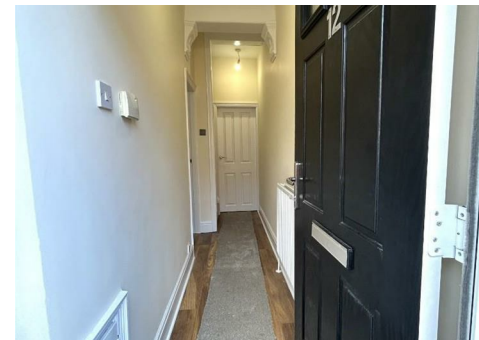


NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

12 Whitecar Avenue, New Moston - EPC: £1,100 (From) Per
Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
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**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

**** AVAILABLE TO VIEW IMMEDIATELY ** FULLY REFURBED
THROUGHOUT ** MODERNISED ** FULL ALARM SYSTEM **** NP Estates are thrilled to offer
TO LET this beautifully presented two bedroom mid terrace property located within
walking distance to the Tram station, local amenities & bus route into the centre. The
property briefly comprises of:- Long entrance hallway leading to the lounge with natural
lighting & blinds, open plan contemporary kitchen & dining area perfect for entertaining,
stunning patio doors leading to the secluded rear garden space, upstairs - two really
good size double bedrooms whilst relaxing in well appointed bathroom featuring modern
fixtures. The home comes with a burglar alarm for added security, giving you peace of
mind. This home is energy efficient grading an C EPC Rating. Viewings are highly
recommended so you can fully appreciate what the property can offer, call the office now
to book your appointment 01616821001.

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 The property is offered subject to contract and may be withdrawn at any time.