



# NPE

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## For Sale

72 Rose Bank Road, Newton Heath - EPC: D £219,950



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\*\*\*\*CHAIN FREE\*\*\*\*POPULAR LOCATION\*\*\*\*DECEPTIVELY SPACIOUS\*\*\*\*GOOD SIZED PLOT\*\*\*\*  
DETACHED GARAGE TO REAR\*\*\*\* 3 GOOD SIZED BEDROOMS\*\*\*\*DOWNSTAIRS  
BATHROOM\*\*\*\*IDEAL FOR FAMILY\*\*\*\* We offer for sale this deceptively spacious & well maintained  
3 bedroom semi detached property, situated in a popular location, ideal for the family. The property is  
uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway,  
downstairs 3 piece white bathroom, spacious lounge, fitted kitchen, and 3 good sized bedrooms.  
Externally, the property has the benefit of a garden and driveway to the front and a good sized  
garden with detached garage to the rear.

#### **Entrance Hallway**

Stairs off. Ceramic floor tiled. Vertical radiator.

#### **Downstairs Bathroom**

3 piece white suite with electric shower to bath. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

#### **Lounge**

*16'2 x 10'10 (4.93m x 3.30m)*

Radiator.

#### **Kitchen**

*9'11 x 10'11 (3.02m x 3.33m)*

Fitted wall & base units. Stainless steel sink & drainer. Part ceramic wall tiled. Ceramic floor tiled.  
Plumbed for washer. Radiator.

#### **First Floor Landing**

##### **Bedroom 1**

*16'2 x 9'8 (4.93m x 2.95m)*

Side aspect. 2 radiators.

##### **Bedroom 2**

*7'8 x 12'3 (2.34m x 3.73m)*

Front aspect. Combi gas central heating boiler. Radiator.

##### **Bedroom 3**

*7'5 x 10'11 (2.26m x 3.33m)*

Rear aspect. Radiator.

#### **External**

Garden and driveway to the front and a good sized garden with detached garage to the rear.

#### **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.