



# NPE

## 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.

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