







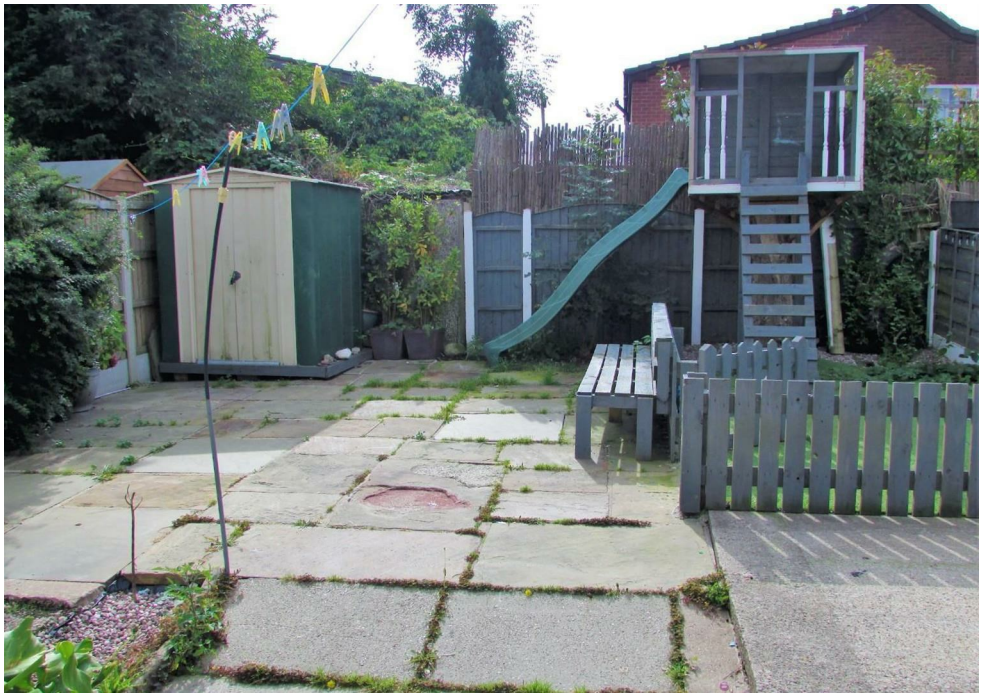

NPE

Estate Agents Lettings
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For Sale

11 Rothwell Street, Failsworth - EPC: £875 PCM







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AVAILABLENP Estates are pleased to offer for rent this 2 bedroomed Chalet Style semi detached property, situated in a popular location. The property is uPVC Double Glazed & Gas Centrally Heated and briefly comprises: Entrance hallway, modern downstairs shower room, lounge, dining room, lean to uPVC conservatory, modern fitted kitchen and to the first floor are the 2 bedrooms. Externally the property has gardens to the front and rear and a driveway to the side. Affordability check threshold £24,000pa.

NP Estates are part of the Propertymark Client Money Protection Scheme. Scheme Ref: C0123970. NP Estates are also members of The Dispute Service.

Entrance Hallway
Stairs off. Radiator.

Downstairs Shower Room
Modern 3 piece white shower suite. Ceramic wall & floor tiled. Heated towel rail.

Lounge
14'7" x 12'2" (4.44 x 3.71)
Living flame gas fire. Feature fireplace. Radiator. Under stairs storage. Arch through to dining room.

Dining Room
8'6" x 7'9" (2.59 x 2.36)
Wood laminate floor. Radiator. Patio doors to conservatory.

Kitchen
9'4" x 8'10" (2.84 x 2.69)
Modern fitted wall & base units. Stainless steel sink, rinser & drainer. Plumbed for washer.

Lean To uPVC Conservatory
8'3" x 8'0" (2.51 x 2.44)

First Floor Landing
Loft access.

Bedroom 1
11'3" x 12'1" (3.43 x 3.68)
Fitted wardrobes. Radiator.
Front Aspect

Bedroom 2
8'6" x 13'3" (2.59 x 4.04)
Fitted wardrobes. Radiator.
Rear Aspect

External
Gardens to the front & rear. Driveway to the side.

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.