



NPE

For Sale

234A Oldham Road, Failsworth - EPC: £600 Per Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Estate Agents Lettings
Valuers Mortgages
Financial Services

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

AVAILABLE ONE BEDROOM FLAT***FIRST FLOOR***RECENTLY PAINTED
THROUGHOUT***NP Estates are delighted to offer TO LET this cosy ONE BEDROOM
flat ideal for a couple or sole tenancy. The property is located above a cafe on Oldham
Road and briefly comprises of:- Secure entrance gate, metal steps leading to the flat
entrance, spacious lounge, good size modern bathroom with bath & shower, one good
size bedroom & lovely size kitchen with freestanding hob & washing machine. The flat is
in the perfect location for transport, evening walks and easy access to local amenities.
We are expecting a lot of interest so be quick. If you wish to view the flat, call
01616821001 to book your viewing appointment. EPC Rating D.

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 The property is offered subject to contract and may be withdrawn at any time.