

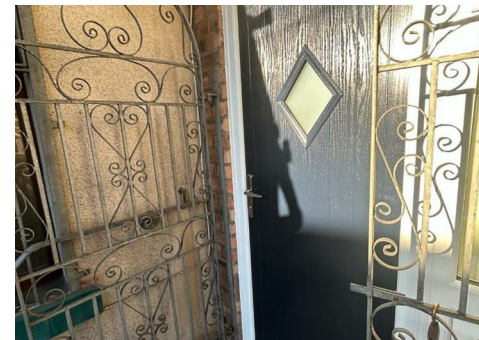


# NPE

Estate Agents Lettings  
Valuers Mortgages  
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## 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](mailto:sales@npestates.co.uk) | [www.npestates.co.uk](http://www.npestates.co.uk)

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 The property is offered subject to contract and may be withdrawn at any time.