



# NPE

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## For Sale

9 Mabel Road, Failsworth - EPC: £1,250 PCM



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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Spacious three-bedroom semi detached home - well maintained throughout. The beautifully presented three bedroom property offers generous living space and modern updates throughout. The three bedrooms are well proportioned, making it ideal for families or those needing extra space. The property includes a large living room, middle doors leading to the large kitchen/diner and family bathroom upstairs offering shower & bath. Externally, the property benefits from a driveway to the side for off road parking, large garden to the rear, side access and it is also ideally located close to Failsworth Metrolink, offering excellent transport links. This is a fantastic opportunity to rent a ready to move into home in a convenient location. EPC Rating C. Contact the office to express more your interest 01616821001.

**Downstairs Wc**

3 piece suite. Radiator.

**Lounge**

14'11" x 14'10" (4.55 x 4.52)

Open plan. Stairs off. Radiator. Under stairs storage cupboard. Double doors through to dining room.

**Dining Room**

8'7" x 7'2" (2.62 x 2.18)

French doors to the rear. Radiator. Open through to kitchen.

**Kitchen**

6'8" x 7'0" (2.03 x 2.13)

Wall and base units with integrated oven, hob & extractor. 1 1/2 bowl stainless steel sink unit. Part ceramic wall tiled. Wall mounted boiler.

**First Floor Landing**

Loft access. Radiator.

**Bedroom 1**

14'8" x 8'3" (4.47 x 2.51)

Radiator.

Front Aspect

**Bedroom 2**

8'9" x 8'3" (2.67 x 2.51)

Radiator.

Rear Aspect

**Bedroom 3**

9'4" x 6'5" (2.84 x 1.96)

Radiator.

Rear Aspect

**Bathroom**

3 piece white suite. Part ceramic wall tiled. Radiator. Electric shower over bath.

**External**

The property has the benefit of gardens to the front with driveway to the side for 2 cars. Good sized rear lawned garden.

**Tenure**

To be advised.

**Location**

The property is located off Mersey Road North.

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