Kirkham RESIDENTIAL









42 Hibbert Crescent, Failsworth, Manchester, M35 0RQ

This popular and convenient location is within easy reach of Manchester, Woodhouses and Daisy Nook Country Park. Off road parking is by means of a driveway and garage. Externally there is a low maintenance forecourt and an enclosed rear private garden. Railway and motorway networks are a short drive.

£149,950

This popular and convenient location is within easy reach of Manchester, Woodhouses and Daisy Nook Country Park. The living accommodation comprises: entrance hall, spacious lounge open plan to the kitchen extension and utility area to the ground floor. There are three bedrooms, two with fitted wardrobes, and bathroom with electric shower to the first floor. Off road parking is by means of a driveway and garage. Externally there is a low maintenance forecourt and an enclosed rear garden that is not overlooked. The property benefits from gas central heating via a condenser boiler and double glazing. The railway and motorway networks are a short drive.

ENTRANCE HALL 13' 4" x 7' 5" (4.06m x 2.26m) With uPVC double glazed entrance door, meters cupboard, radiator, tiled floor, staircase leading to the first floor.

LOUNGE AREA 10' 2" x 13' 11" (3.1m x 4.24m) With fireplace, multi fuel fire, laminate floor covering, radiator, uPVC double glazed bay window, uPVC double glazed, open plan to the dining area.

DINING AREA 11' 5" x 13' 11" (3.48m x 4.24m) With French doors leading to the garden

KITCHEN 11' 5" x 7' 10" (3.48m x 2.39m) With modern fitted wall and base units, work tops, range cooker, sink unit with drainer, uPVC double glazed window, uPVC double glazed door.

UTILITY AREA 8' 2" x 7' 5" (2.49m x 2.26m) With breakfast bar, plumbed for washing machine, uPVC double glazed window.

FIRST FLOOR LANDING 7' 3" x 6' 3" (2.21m x 1.91m)

BEDROOM ONE 10' 1" x 12' 7" (3.07m x 3.84m) With fitted wardrobes, built in storage cupboard, radiator, laminate floor covering, uPVC double glazed window.

BEDROOM TWO 11' 6" x 15' 1" (3.51m x 4.6m) With radiator, fitted carpeting, uPVC double glazed window.

BEDROOM THREE 7' 10" x 9' 6" (2.39m x 2.9m) With fitted wardrobes, radiator, laminate floor covering, uPVC double glazed window.

BATHROOM 6' 2" x 6' 3" (1.88m x 1.91m) With three piece suite comprising Jacuzzi bath, vanity unit with wash hand basin, low level w.c., electric shower over the bath, fully tiled walls, tiled floor, boiler in storage cupboard, obscure window.



EXTERNALLY Off road parking is by means of a driveway and garage. There is a garden forecourt and an enclosed rear garden with decked area, lawn, timber store shed and is not overlooked.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND:B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Total area: approx. 1051.6 sq. feet

Additional information and viewing

Services:. None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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