



Shaw Head Drive

Failsworth, Manchester

£240,000

- Extended Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Lounge & Dining Room
- Integral Garage & Driveway
- Gardens To Front & Rear
- Popular Location
- EPC Rating -



This is a substantially extended and particularly attractive semi detached house in a pleasing position on Shaw Head Drive just off Lord Lane in this well regarded and sought after location convenient for all amenities. The accommodation briefly comprises: entrance porch, hallway, lounge, extended dining room, extended kitchen, utility room and ground floor w.c at ground level with three large bedrooms, master with en-suite and family bathroom at first floor level. The property has the benefit of gas central heating, uPVC double glazing, an intruder alarm system and is appointed throughout to a most attractive modern standard and viewing is strongly recommended. Externally there is driveway parking and an integral garage and front garden area with a long well set out rear garden with patio area, lawned area and decked second patio area with large timber shed. A most impressive property.

ENTRANCE PORCH

uPVC double glazed construction with front entrance door.

HALLWAY

With glazed door, side panel window, radiator, fitted carpeting, open side staircase rising to the first floor.

LOUNGE

19' 3" x 10' 4" (5.87m x 3.15m) With large uPVC double glazed bay window, living flame fire in stone style surround, spotlighting, radiator, fitted carpeting.

EXTENDED DINING ROOM/GARDEN ROOM

17' 10" x 6' 8" (5.44m x 2.03m) With uPVC double glazed patio doors, radiator, fitted carpeting.

EXTENDED KITCHEN

17' 10" x 6' 7" (5.44m x 2.01m) With fitted wall and base units in white high gloss, worktops, built in oven, hob and extractor hood, inset sink unit, spotlighting, tiled walls, uPVC double glazed window.

UTILITY ROOM/WC

With ground floor w.c and wash hand basin.

LANDING

With rail balustrade, built in storage cupboard, fitted carpeting.

BEDROOM ONE

14' 11" x 9' 9" (4.57m (max) x 2.99m) With uPVC double glazed window, radiator, wardrobes included.

ENSUITE

Fitted with a three piece suite comprising: shower cubicle, low level w.c., wash hand basin, part tiled walls.

BEDROOM TWO

18' 11" x 8' 5" (5.77m x 2.57m) With uPVC double glazed window, laminate floor covering, radiator.

BEDROOM THREE

10' 10" x 8' 4" (3.3m x 2.54m) With uPVC double glazed windows to front and rear, radiator.

BATHROOM

Fitted with a three piece suite comprising: Jacuzzi bath, wash hand basin, low level w.c., part tiled walls, heated towel rail, spotlighting.

LOFT ROOM

Fully boarded loft accessed via a pull down ladder with fitted carpeting and lighting.

INTEGRAL GARAGE

16' 3" x 8' 8" (4.95m x 2.64m) Housing the Worcester combi boiler.

EXTERNALLY

To the front of the property off road parking is provided for by means of a driveway and integral garage and with a stoned garden area. The well thought out rear garden has a patio area, decked patio area, lawn and large timber store shed.

ADDITIONAL INFORMATION

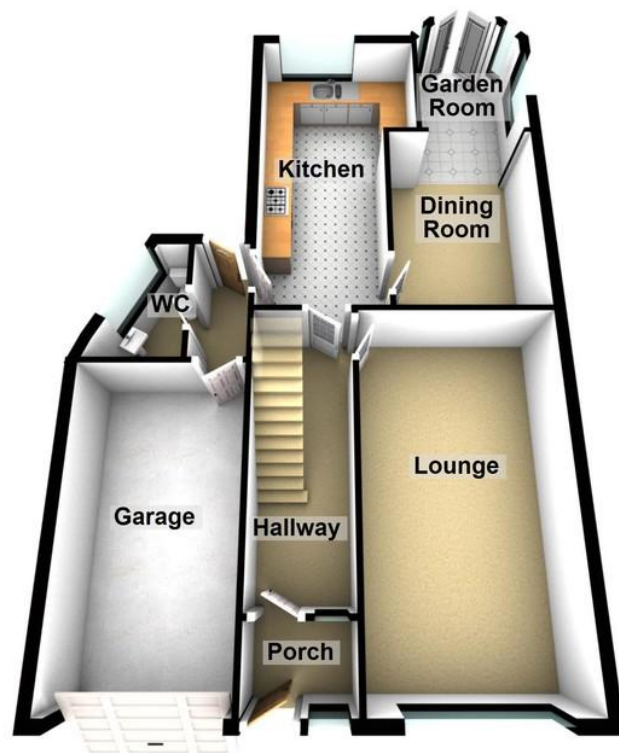
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: TBC

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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Saturday. 10am – 3 pm

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0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.