



Queen Street

Failsworth, Manchester

£119,950

- End Terraced House
- Cul-De-Sac Location
- Local Amenities Within Easy Reach
- Three Bedrooms, One En-Suite
- Enclosed Rear Garden
- Ground Floor Bathroom
- uPVC DG & GCH
- EPC Rating -



This end terraced house is situated in a cul de sac location, with excellent transport links, local shops and amenities all within easy reach. Accommodation comprising of: entrance vestibule, lounge, kitchen/diner, rear porch and bathroom to ground level and three bedrooms one with en-suite to first floor level. Externally there is a paved garden to the rear and off road parking to the side. The property benefits from uPVC double glazing and gas central heating.

ENTRANCE VESTIBULE

With uPVC entrance door, door into lounge.

LOUNGE

13' 0" x 13' 0" (3.97m x 3.97m (max)) With front aspect uPVC double glazed window with fitted blind, wall hung fire, laminate floor covering, radiator.

KITCHEN/DINER

13' 5" x 8' 4" (4.09m x 2.54m) Modern fitted kitchen with a

range of wall and base units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, gas hob, electric oven, extractor fan, plumbed for an automatic washing machine, part tiled walls, laminate floor covering, wall hung boiler, radiator, uPVC double glazed window to rear, door into rear porch.

REAR PORCH

With door leading into the rear garden.

BATHROOM

7' 10" x 4' 4" (2.39m x 1.32m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, wash hand basin, low level w.c., tiled walls, vinyl floor covering, radiator.

LANDING

BEDROOM ONE

12' 11" x 12' 8" (3.94m x 3.86m) Good size double bedroom with front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

ENSUITE

Fitted with a two piece suite comprising of: wash hand basin with storage cupboard below, shower cubicle, fully tiled walls.

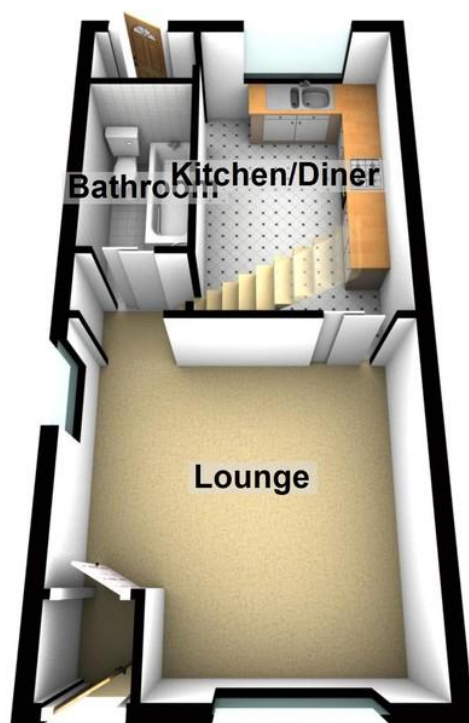
BEDROOM TWO

7' 5" x 7' 10" (2.26m x 2.39m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

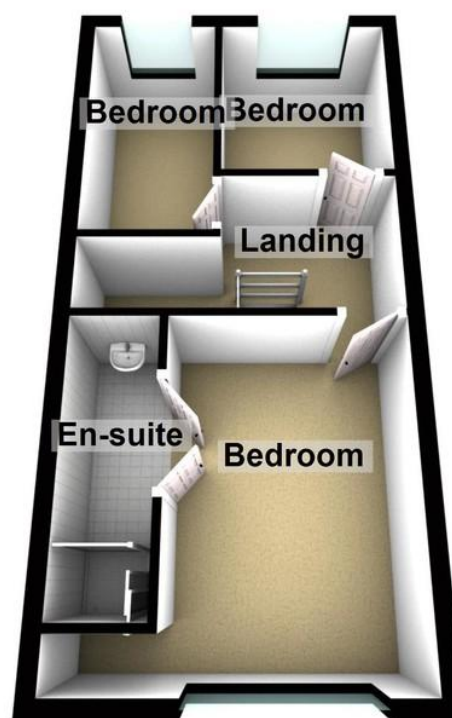
BEDROOM THREE

10' 2" x 5' 4" (3.1m x 1.63m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

Ground Floor



First Floor



EXTERNALLY

To the rear there is a flagged garden with boundary fencing and off road parking to the side.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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.

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