Kirkham
RESIDENTIAL









36 Westminster Road, Failsworth, Manchester, M35 9LQ

This is a well proportioned, three bedroom semi-detached home situated on Westminster Road just off Roman Road close to Manchester Road and is conveniently located for local schools, amenities, Manchester city centre and the M60 motorway network. Four car driveway and detached garage. Vacant possession/no chain.

£142,950

This is a well proportioned, three bedroom semi-detached home situated on Westminster Road just off Roman Road close to Manchester Road and is conveniently located for local schools, amenities, Manchester city centre and the M60 motorway network. The property has accommodation comprising of: hallway, lounge, dining room and good size kitchen at ground level with three bedrooms and bathroom with shower. The property is offered in good condition throughout and has gas central heating, uPVC double glazing, cavity wall insulation and externally there is a fantastic concrete four car driveway to the front, a detached garage with up and over door and at the rear there is a garden area with patio and sunny aspect. Offered with vacant possession, no chain and viewing is recommended.

ENTRANCE With uPVC front door.

HALLWAY With radiator, laminate flooring, uPVC window, under stairs cupboard.

LOUNGE 12' 11" x 10' 2" (3.95m x 3.1m) With gas fire, pine architrave and skirting boards, uPVC double glazed window with fitted blinds, sliding door to the rear garden.

DINING ROOM 12' 3" x 10' 6" (3.75m x 3.21m) With attractive curved uPVC double glazed window with fitted blinds, radiator, laminate flooring, pine architrave and skirting boards.

KITCHEN 10' 7" x 7' 8" (3.25m x 2.36m) With a range of fitted wall and base units, contrasting roll top work surfaces, gas hob and electric hob with chimney hood, half tiled surround, one and a quarter sink bowl with mixer taps, Ideal boiler and uPVC double glazed window with fitted blinds.

FIRST FLOOR LANDING With access to the part boarded loft.

BEDROOM ONE 14' 0" x 12' 3" (4.28m x 3.75m) With large curved uPVC double glazed window with fitted blind, radiator.

BEDROOM TWO 10' 3" x 10' 6" (3.14m x 3.22m) With uPVC double glazed window with fitted blind, radiator.

BEDROOM THREE 7' 10" x 6' 1" (2.41m x 1.87m) With uPVC double glazed window with fitted blind, radiator, bulkhead.

BATHROOM With fantastic four piece suite including corner bath and corner shower, half tiled walls, radiator, vinyl flooring.

EXTERNALLY There is a fantastic concrete four car driveway to the front, a detached garage with up and over door and at the rear there is a garden area with patio and sunny aspect.

GARAGE 19' 5" x 8' 4" (5.93m x 2.56m) With up and over door, light and power supply, door to the rear garden.

ADDITIONAL INFORMATION

TENURE: Leasehold, solicitor to confirm details.

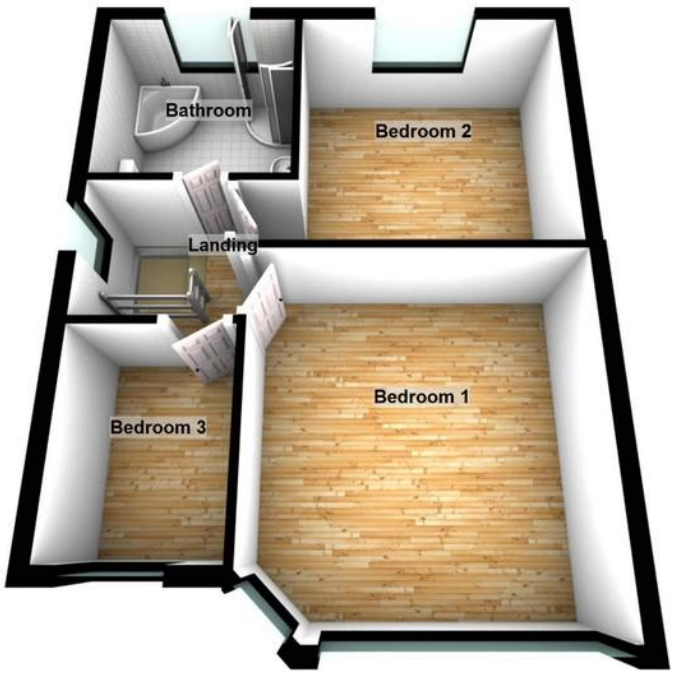
COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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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