

Farm Street, Failsworth, M35 0JS



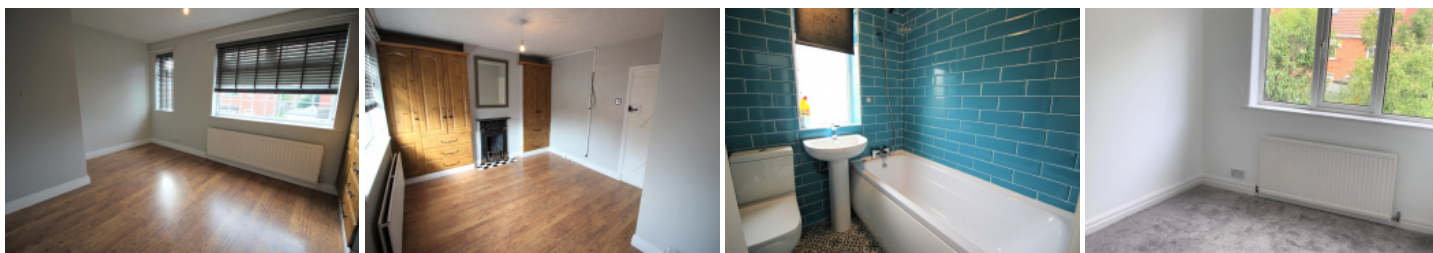
2 beds 1 bath 1 living

£155,000



## Key Features

## Full Description



Belvoir Sales & Lettings are pleased to offer for purchase this newly renovated 2 bedroom semi-detached property on Farm Street, Failsworth.

The accommodation on offer briefly comprises; entrance hall, large open living space, brand new fitted kitchen, master bedroom, second double bedroom, and brand new family bathroom.

Newly renovated throughout with new décor, carpets, kitchen, and bathroom this is one not to be missed. There is also double glazing and gas central heating throughout.

Outside the property is off street parking and a private enclosed rear garden with patio, lawn and mature trees and shrubbery.

Your early viewing of this property is strongly recommended.

### Accommodation

**Entrance Hall** – With modern composite front door featuring frosted glass panes, laid to carpet with a wall mounted radiator and ceiling light point.

**Living Space (7.49m x 3.33m widening to 4.26m)** – A large open plan living space ideal for lounge and dining spaces, with a feature fireplace and surround, new carpets with skirting, coving, 2 wall mounted radiators, 2 ceiling light points, uPVC double glazed front facing bay window finished with venetian blinds, sliding doors to rear patio, and a good sized under-stair cupboard.

**Kitchen (2.85m x 2.25m and 1.15m x 1.78m)** – With modern wood effect laminate flooring, uPVC door to the side of the property, 4 uPVC double glazed windows, wall mounted radiator, 2 ceiling light points, composite sink with vegetable washer and mixer tap, brand new wall and base units with new appliances including gas hob, electric oven, stainless steel cooker hood, finished with white splashback tile.

**Landing** – With carpets, wooden hand rail to stairs, wood balustrade to landing, uPVC double glazed window, ceiling light point, loft hatch.

**Bedroom 1 (3.22m narrowing to 2.01m x 4.29m into wardrobes)** – With wood effect laminate flooring and skirting, feature open fireplace, built in wardrobes to both alcoves, wall mounted radiator, ceiling light point, 2 uPVC double glazed front facing windows finished with roller blinds.

**Bedroom 2 (3.67m x 2.50m)** – With grey carpets and skirting, emulsion walls with 1 feature brick effect wallpaper wall, wall mounted radiator, ceiling light point, uPVC double glazed window with roller blind.

**Bathroom w.c. (1.66m x 1.61m)** – With modern patterned floor tile, vibrant blue wall tile, heated towel rail, flush light, extractor fan, uPVC double glazed frosted window, 3 piece suite of WC, basin, and bath with shower.

**Outside** – off road parking, good sized rear enclosed garden with patio and lawn areas.

*Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to*

*exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.*



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Ground Floor



First Floor

