



6 Simister Road, Failsworth, M35 9GD

Offers over £260,000



*****OPEN DAY ON SATURDAY 9TH AUGUST 2025** *NO ONWARD CHAIN****

We are delighted to introduce this FANTASTIC Two Bedroomed Bungalow, situated in an Extremely Quiet and Popular Location in Failsworth, within WALKING DISTANCE to Failsworth Town Centre, boasting an Array of Amenities catering for every need, and Excellent Transport Links via Oldham Road, leading to the M60.

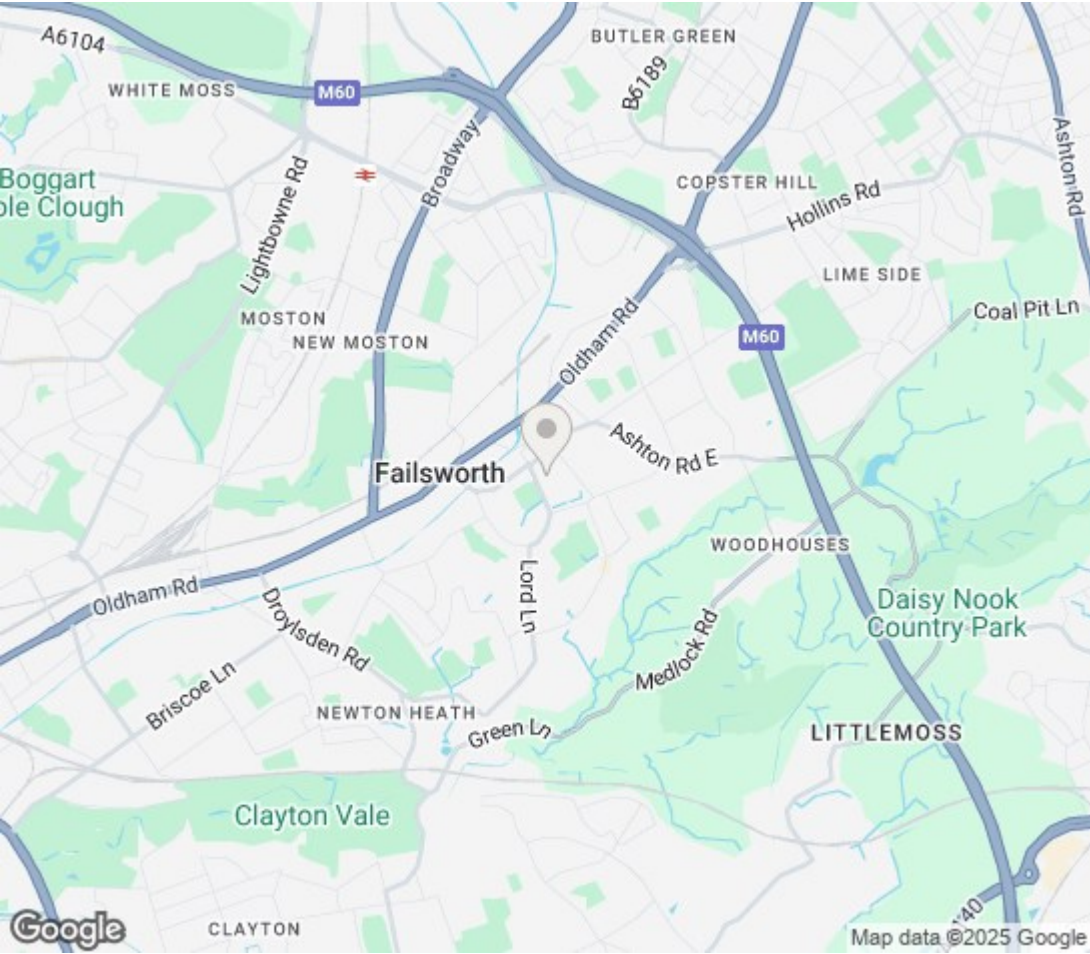
In brief, the accommodation comprises: Entrance through double doors into a Small Entrance Porch, and through into an Entrance Hall. A Separate Lounge sits to the front with Feature Fireplace and Bay Window allowing ample light to fill the room. The Dining Kitchen is situated to the rear, boasting a pantry cupboard, boiler cupboard and wall and base units. The Bedrooms lie to the left of the property, with the principal bedroom located to the front.

Externally, are Beautifully Tended Lawned Gardens to the both the front and back, with the rear being Southwest facing. There is a Long Driveway providing Off-Road Parking for several vehicles behind gates, with a Detached Garage to the rear.

Leasehold with 925 years remaining. EPC Grade- D. Council Tax Band- D.

- No Onward Chain
- Sale following probate
- Generous Dining Kitchen with Storage/ pantry
- Family Bathroom with Shower Cubicle
- Beautifully Tended Lawned Gardens

- Open Day on 9th August 2025
- Attractive Living Room with Bay Window
- Two Double Bedrooms
- Detached Garage
- Gated Plot



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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