



## 9 Robert Street Manchester, M35 9DG Offers in excess of £250,000

Stunning Fully Renovated Three-Bedroom Terraced Home – Chain Free

This exceptional three-bedroom terraced property has been comprehensively renovated and modernised throughout to create a stylish, contemporary home that is truly ready to move straight into. Offered to the market chain free, the property benefits from brand-new electrics, plumbing, fixtures and fittings, providing complete peace of mind for its next owner.

Upon entering, you are welcomed into a spacious front reception room featuring high ceilings and a large front-facing window that floods the room with natural light. To the rear is a second reception room, ideal as a dining room, family room or additional living space, which seamlessly leads through to a sleek and modern fitted kitchen finished to an excellent standard.

To the first floor are three well-proportioned bedrooms and a luxurious family bathroom, beautifully appointed with a freestanding bath, separate walk-in shower, contemporary sanitary ware and stylish finishes.

Externally, the property benefits from a private rear courtyard which has been newly paved and enclosed with new fencing, creating a low-maintenance outdoor space perfect for relaxing or entertaining.

Ideally positioned for commuters, the property enjoys excellent transport links with the nearest Metrolink stop just a 7 minute walk away. The M60 motorway is approximately half a mile away, while the nearby A62 (Oldham Road) provides

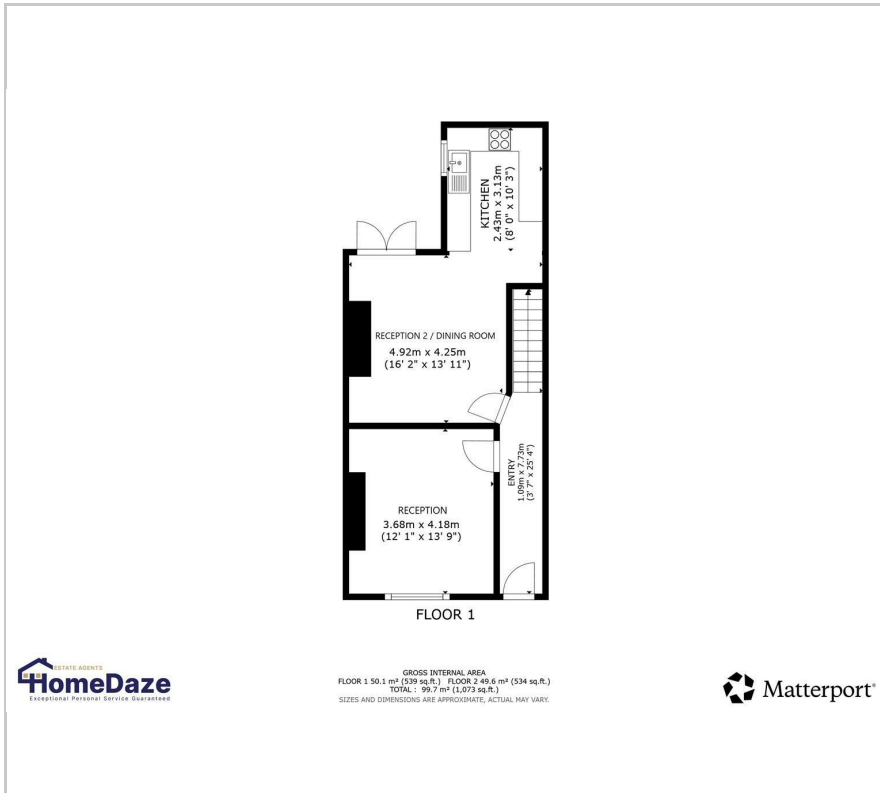
- CHAIN FREE
- 3 BED MID TERRACED
- NEWLY RENOVATED
- REAR PAVED COURTYARD GARDEN
- SOUGHT AFTER FAILSWORTH LOCATION

### Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916 if you wish to arrange a viewing appointment for this property or require further information



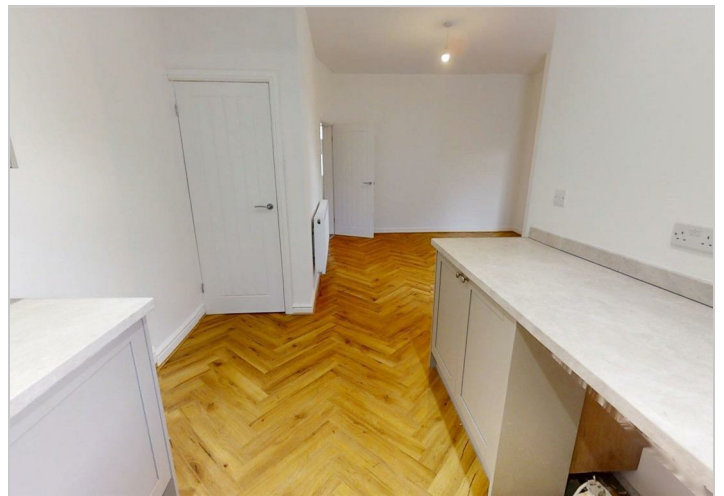
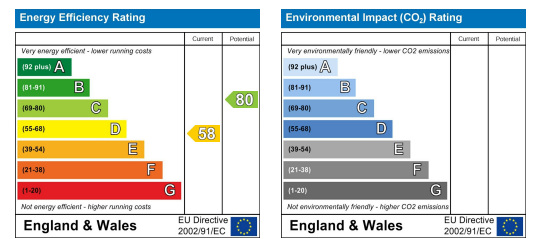
## Floor Plan



## Area Map



## Energy Efficiency Graph



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