FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660

44 Westminster Road

Failsworth, Manchester, M35 9LQ

Offers In The Region Of £250,000

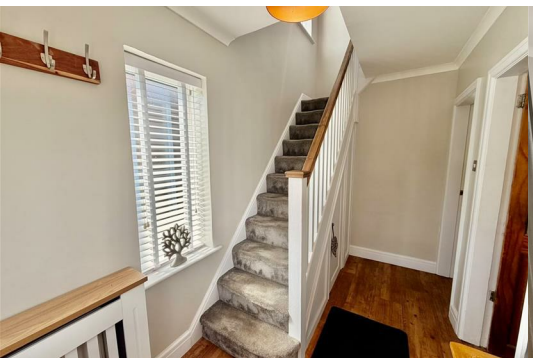
3 1 2

Situated on Westminster Road in the charming area of Failsworth, this spacious semi-detached home presents an excellent opportunity for families seeking a property with fantastic potential.

Upon entering, you are welcomed by a generous entrance hallway leading to a comfortable front-facing lounge, perfect for relaxing evenings. To the rear, the spacious kitchen and dining area provide an ideal setting for family meals and entertaining, with an abundance of natural light creating a bright and inviting atmosphere.

The first floor offers three well-proportioned bedrooms, providing ample space for growing families, home working, or guests. A family bathroom completes the accommodation, catering to all your everyday needs.

Externally, the property benefits from a low-maintenance paved front garden, while the rear features a generous lawned garden, perfect for outdoor dining, entertaining guests, or



Front of house

Hallway

Living room

kitchen/ dinning room

Bedroom 1

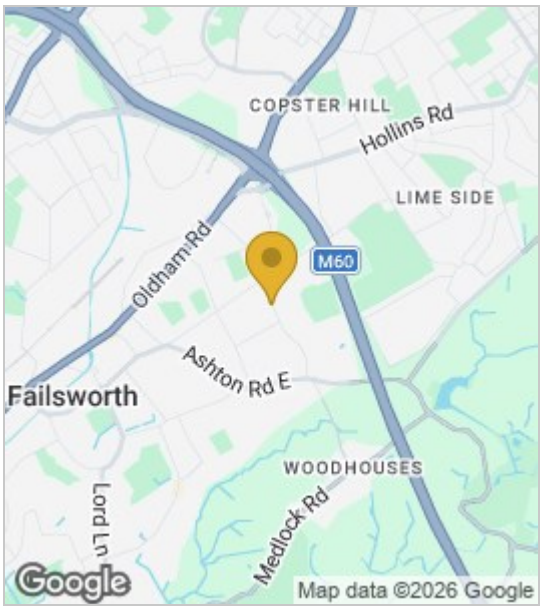
Bedroom 2

Bedroom 3

Bathroom

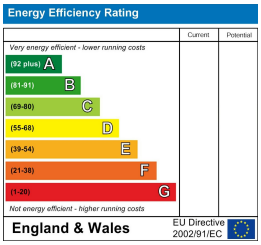
Back garden

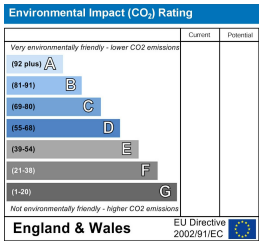
Area Map



Floor Plans

Energy Efficiency Graph





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