



## 83 Propps Hall Drive

Failsworth, Manchester, M35 0WA

**Asking Price £250,000**



THREE BEDROOMS | DRIVEWAY | GARDENS | SIDE ANNEX | DOWNSTAIRS WC | POPULAR LOCATION

Cousins Estate Agents are pleased to present this well-proportioned semi-detached family home, ideally located with excellent access to the A62 Oldham Road and A663 Broadway, along with convenient public transport links including the Metrolink and local bus routes.

The ground floor accommodation comprises a welcoming entrance hallway, a convenient downstairs WC, a bright and spacious through reception room providing ample living and dining space, and a fitted kitchen. A standout feature of the property is the side annex, offering versatile additional space ideal for a home office, playroom, guest room or extra sitting area.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.



Entrance Hallway

Lounge

Dining Room

Kitchen

Landing

Bedroom One

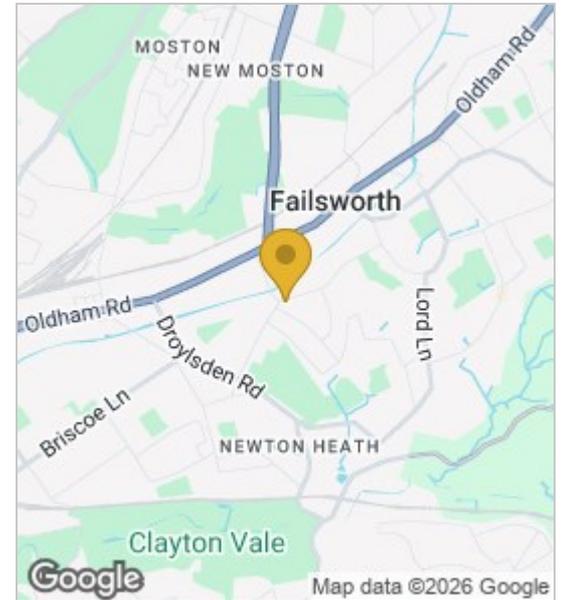
Bedroom Two

Bedroom Three

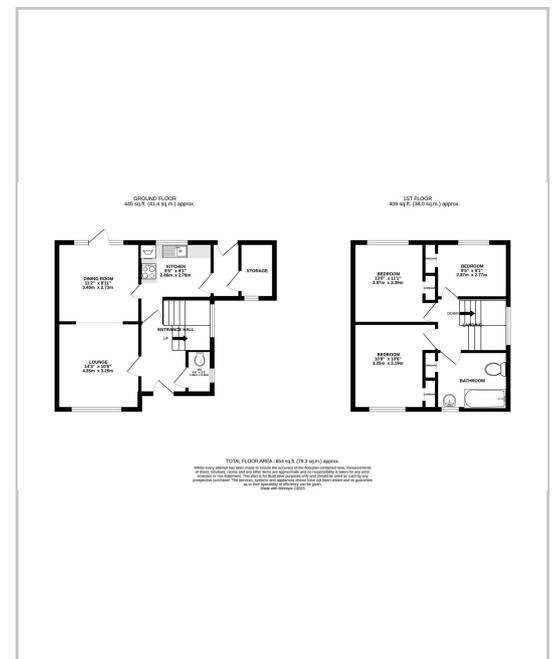
Bathroom

Garden

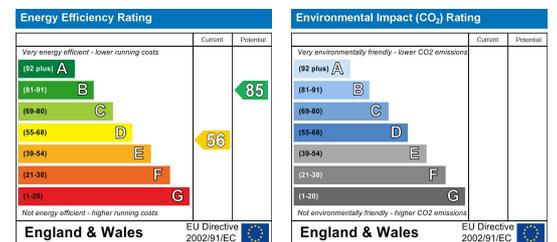
## Area Map



## Floor Plans



## Energy Efficiency Graph



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