



11 Durham Crescent

Failsworth, Manchester, M35 0QL

Asking Price £295,000



SEMI DETACHED **GARAGE** **DRIVEWAY** **FRONT AND REAR GARDENS** **DESIRED LOCATION** **IDEAL FOR FAMILIES** **MODERNISED** 2 RECEPTION ROOM***

Cousins Estate Agents are delighted to offer this generously proportioned 3-bedroom semi-detached residence situated on the sought-after Durham crescent in Failsworth for sale. Well positioned, this property is an ideal choice for families, with a selection of local primary and secondary schools and amenities nearby.

Upon entry, you are greeted by an inviting hallway leading to a spacious lounge area, seamlessly flowing into the kitchen/diner and second reception room.

The first floor accommodates three bedrooms and a shared family bathroom.

Externally, the property boasts well-maintained mature gardens at the front and rear, ensuring privacy, along with garage access ideal for storage and a driveway capable of



living room

Kitchen / diner

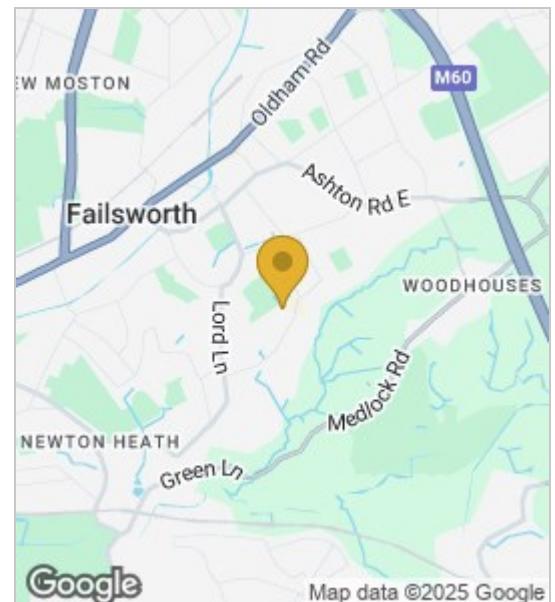
Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

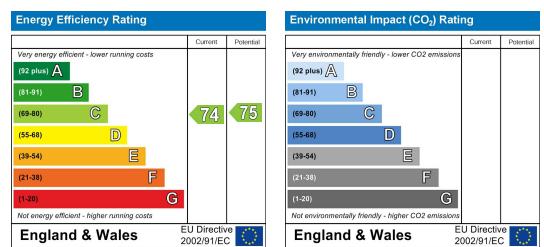
Area Map



Floor Plans



Energy Efficiency Graph



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