



13 Medlock Road Failsworth, Manchester, M35 9UA

Asking Price £280,000



WOODHOUSES VILLAGE ***SEMI DETACHED *GARAGE*** DRIVEWAY & GARAGE

Cousins Estate Agents are delighted to present this well-presented two-bedroom semi-detached home, located in the highly sought-after Woodhouses area of Failsworth. The property offers spacious and modern accommodation throughout, making it ideal for first-time buyers, couples, or small families.

Internally, the accommodation comprises an entrance porch leading into a welcoming and spacious living room, a contemporary kitchen and dining area with integrated appliances, and a convenient downstairs WC. To the upper floor, there is a modern shower room and two well-proportioned bedrooms, both offering comfortable living space.

Externally, the property benefits from generously sized gardens, a useful garden shed, a driveway providing off-road parking, and garage.



Living room

kitchen / dinning room

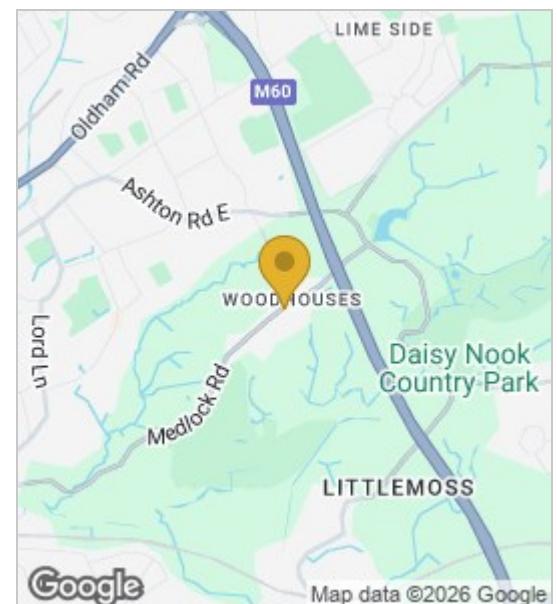
Downstairs WC

Bedroom 1

Bedroom 2

Bathroom

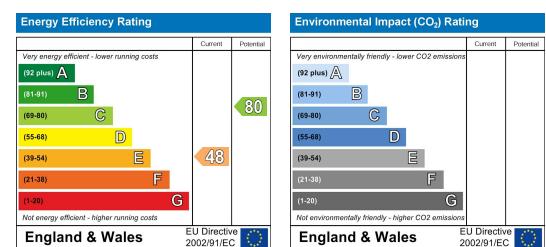
Area Map



Floor Plans



Energy Efficiency Graph



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