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9 Warwick Road

Failsworth, Manchester, M35 0QQ

£250,000

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This is a three-bedroom semi-detached property situated on Warwick Road in the sought-after area of Failsworth. Occupying a generous plot, the property offers excellent potential as a family home, with spacious accommodation and scope for further improvement.

Externally, the property benefits from a front garden with a well-maintained lawn, alongside ample driveway parking. To the rear is an attractive garden featuring a generous patio area, established lawn and well-stocked shrubbery, together with the added benefit of a detached garage.

Internally, the property offers excellent potential for prospective purchasers to personalise and modernise to their own taste. The ground floor provides a practical layout comprising an entrance hallway, living room and separate kitchen/dining room, offering comfortable living space for families.

There is also potential to extend the property to the rear, subject to the necessary planning permission and building regulations. This offers an exciting opportunity for future owners







Front of the house

Hallway

Living room

Dinning room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

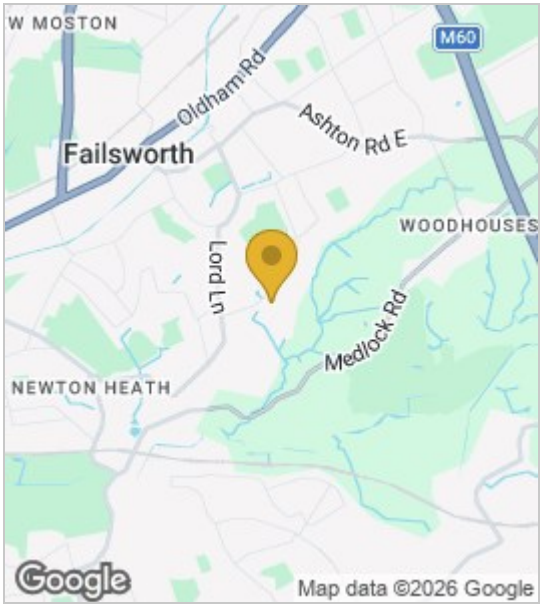
family bathroom

Wc

Landing

Back Garden

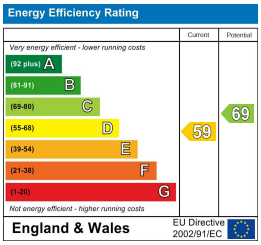
Area Map

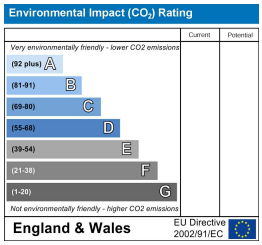


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.