



11 Paddock Lane

Failsworth, Manchester, M35 0NX

Asking Price £280,000



Cousins are delighted to present to the market Paddock Lane, ideally situated in the ever-popular heart of Failsworth. This attractive, extended semi-detached family home offers spacious and versatile accommodation, making it an excellent choice for growing families seeking a well-located property with fantastic potential.

The ground floor briefly comprises a welcoming and spacious entrance hallway leading into a bright and comfortable lounge, perfect for modern family living. To the rear, the generous dining kitchen features a range of wall and base units, with ample space for dining and entertaining. Low-maintenance rear garden, creating a practical and sociable hub of the home. The ground floor also benefits from a contemporary four-piece bathroom suite.

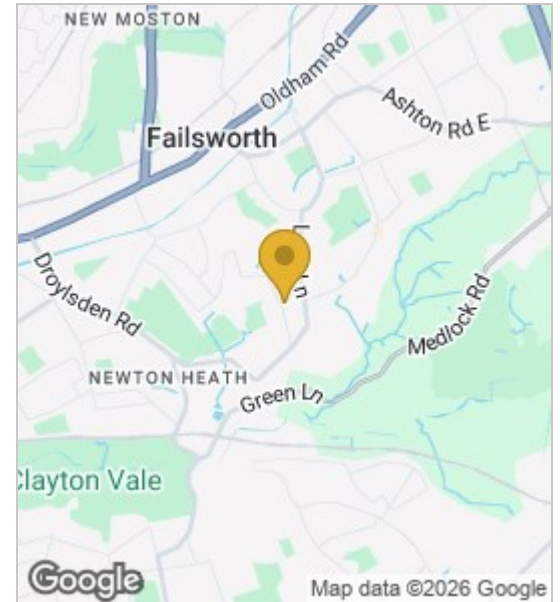
To the first floor, there are two well-proportioned double bedrooms, along with a convenient WC that is accessible from both rooms.

Externally, the property boasts a well-maintained front garden with a block-paved driveway providing off-road parking and access to a garage. To the rear, there is a fully



Front of the house
Hallway
living room
Dinning room
Kitchen/ breakfast room
Bathroom downstairs
stairs
Bedroom 1
Bedroom 2
upstairs wc

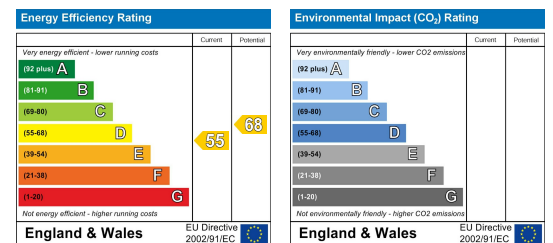
Area Map



Floor Plans



Energy Efficiency Graph



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