



27 Paddock Lane

Failsworth, Manchester, M35 0NY

Offers Over £200,000



SEMI DETACHEDDRIVEWAY***EXTENDED***OFFICE ROOM***CONSERVATORY***LARGE GARDEN***FABULOUS LOCATION***FREEHOLD*** Cousins Estate Agents are please to present this EXTENDED TWO BEDROOM semi-detached home conveniently situated in a desirable area of Failsworth, Manchester.

Situated close to excellent schools, shopping and local amenities this well-presented property offers an opportunity to the growing family looking for a home bursting with potential!

The internal accommodation briefly comprises: Hallway Entrance with staircase to the first floor, Sizeable front Living room, Modern Bathroom, Kitchen/Diner with the garage being (mainly) converted into a convenient office/room, Large conservatory with additional kitchen units and utilities. Upstairs, are two bedrooms and additional eaves storage.

Externally, there is a front garden with driveway and to the rear an extensive decked garden.



Entrance Hall 6'6"*5'6" (2*1.7)

Living Room 11'9"*13'11" (3.6*4.25)

Kitchen/DIner 17'10"*8'4" (5.46*2.56)

Bathroom 5'6"*6'4" (1.68*1.95)

Office 13'1"*7'3" (4*2.23)

Garage/Storage

Bedroom 1 11'11"*10'9" (3.64*3.28)

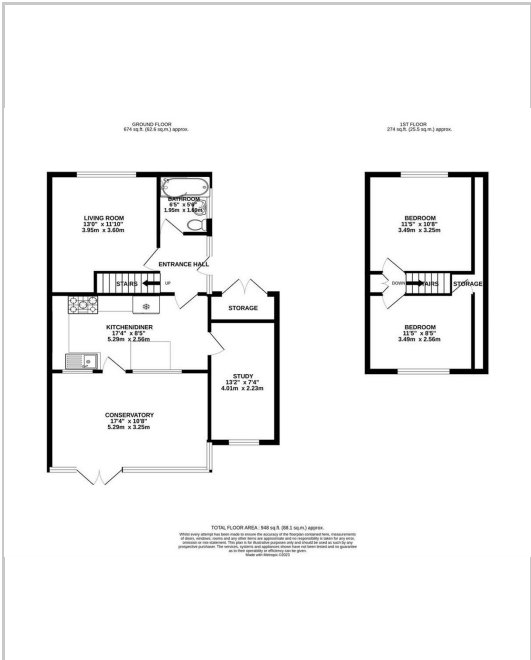
Bedroom 2 11'11"*8'4" (3.64*2.556)

Council Tax Band: C

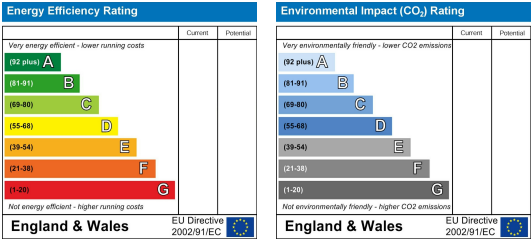
Area Map



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.

