



## 57. Miriam Street

Failsworth, Manchester, M35 0JZ

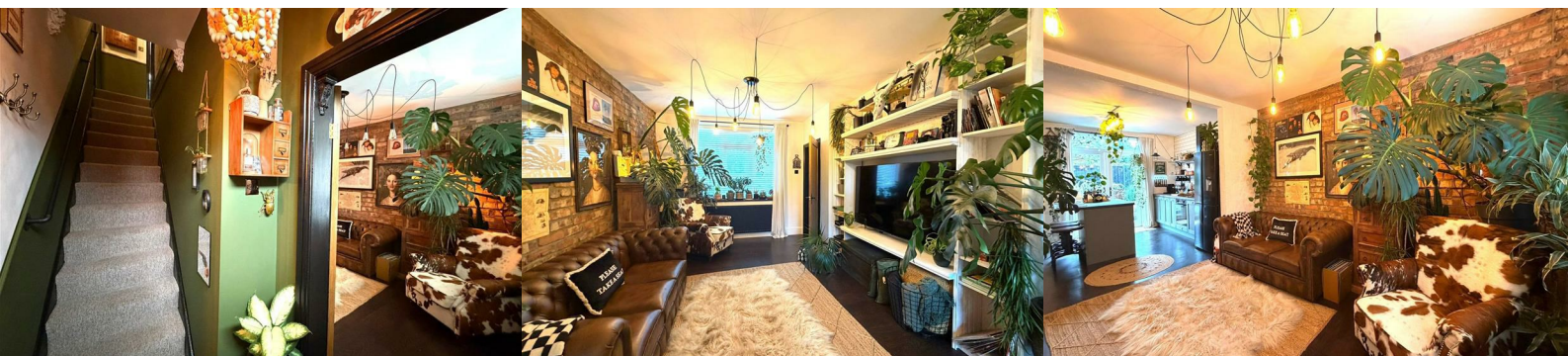
**Offers Over £325,000**



Cousins Estate Agents are delighted to present this spacious and substantially extended four-bedroom semi-detached family home, ideally located on Miriam Street in the highly convenient area of Failsworth, Manchester.

This superb family property has been significantly enhanced by a large double-storey side extension, creating generous and versatile living space perfectly suited to growing or larger families. The home enjoys a prime position within easy reach of local shops, supermarkets including Morrisons, well-regarded schools, Brookdale Park, and excellent transport links.

The ground floor offers a welcoming entrance hall leading to a comfortable lounge, a modern open-plan kitchen/diner ideal for family living, and an additional sitting room providing flexible extra space. There is also a useful utility room and a practical downstairs shower room, adding to the home's functionality.



**Front of house**

**Entrance Hallway**

**Living room 9'11" 12'2" (3.04 3.73)**

**Dining room 10'0" 8'2" (3.06 2.49)**

**Kitchen/Diner 13'3" 10'11" (4.05 3.33)**

**Utility Room 10'0" 12'5" (3.06 3.79)**

**Downstairs Bathroom 6'11" 5'9" (2.11 1.76)**

**Bedroom 1 12'11" 12'2" (3.94 3.73)**

**Bedroom 2 8'2" 9'10" (2.49 3.01)**

**Bedroom 3 10'4" 8'7" (3.17 2.64)**

**Bedroom 4 10'0" 11'11" (3.06 3.64)**

**Bathroom 5'1" 7'1" (1.56 2.17)**

**Landing**

**Garden**

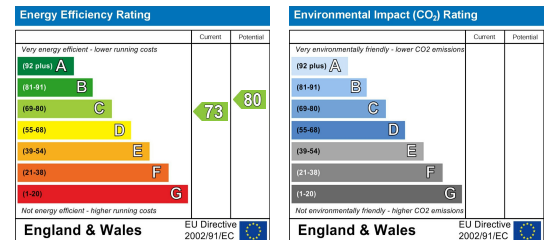
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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