



## 35 Wickentree Lane

Failsworth, Manchester, M35 9BE

**Asking Price £230,000**



Extended Three-Bedroom Semi-Detached Home with Attic Room – Wickentree Lane, Failsworth

Situated on the highly sought-after Wickentree Lane in the heart of Failsworth, this beautifully presented extended semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, and professionals alike.

Recently redecorated throughout, the property is ready to move straight into and benefits from a bright, fresh interior. The standout feature is the substantial rear extension, creating a generous additional reception room that provides the perfect space for family living, entertaining guests, or simply relaxing at the end of the day.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. A further attic room offers excellent flexibility and could be utilised as a home office, hobby room, playroom, or valuable storage space.



**porch 3'9" 3'7" (1.15 1.11)**

Porch - 1.15\*1.11 (3'9"\*3'7") -

Living Room - 4.55\*4.2 (14'11"\*13'9") -

Kitchen/Diner - 7.3\*5 (23'11"\*16'4") -

Bedroom 1 - 4.53\*2.65 (14'10"\*8'8") -

Bedroom 2 - 3.33\*2.77 (10'11"\*9'1") -

Bedroom 3 - 2.2\*1.75 (7'2"\*5'8") -

Bathroom - 2.7\*1.5 (8'10"\*4'11") -

**Living room 14'11" 13'10" (4.55 4.22)**

**Kitchen/Diner 23'11" 16'4" (7.3 5)**

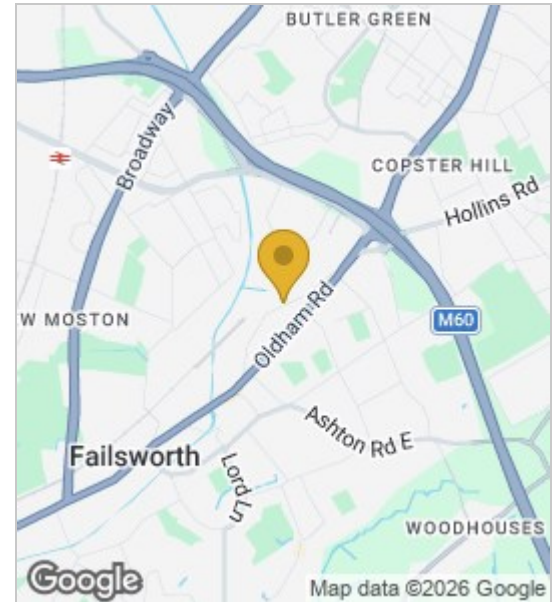
**Bedroom one 14'10" 8'8" (4.53 2.65)**

**Bedroom two 10'11" 9'1" (3.33 2.77)**

**Bedroom three 7'2" 5'8" (2.2 1.75)**

**Bathroom 8'10" 4'11" (2.7 1.5)**

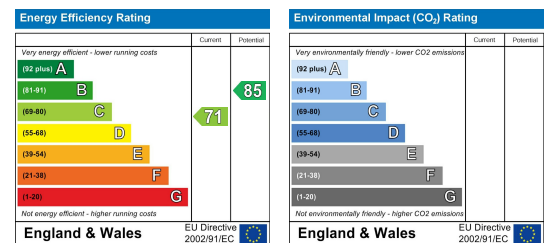
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

