



## 36 Mayfair Crescent

Failsworth, Manchester, M35 9HY

**Asking Price £210,000**



SEMI-DETACHED TRUE BUNGALOW | NO ONWARD CHAIN | LARGE DRIVEWAY & GENEROUS REAR GARDEN

This deceptively spacious two-bedroom semi-detached true bungalow is ideally located in a popular and sought-after area, making it perfect for first-time buyers, families, or downsizers.

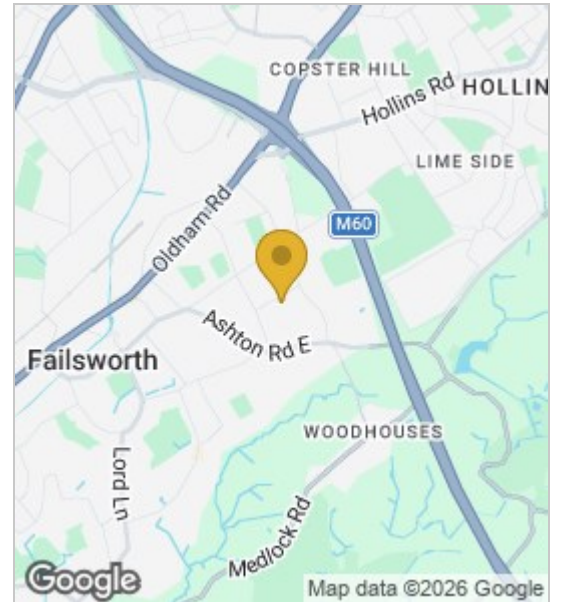
The accommodation comprises a welcoming reception room, kitchen breakfast room, and two generous double bedrooms. The property also benefits shower room, along with uPVC double glazing and gas combi central heating throughout.

Externally, the home offers a large driveway to the front and side, providing off-road parking for up to three vehicles. To the rear is a larger-than-average garden, ideal for outdoor entertaining, relaxing, or family use.

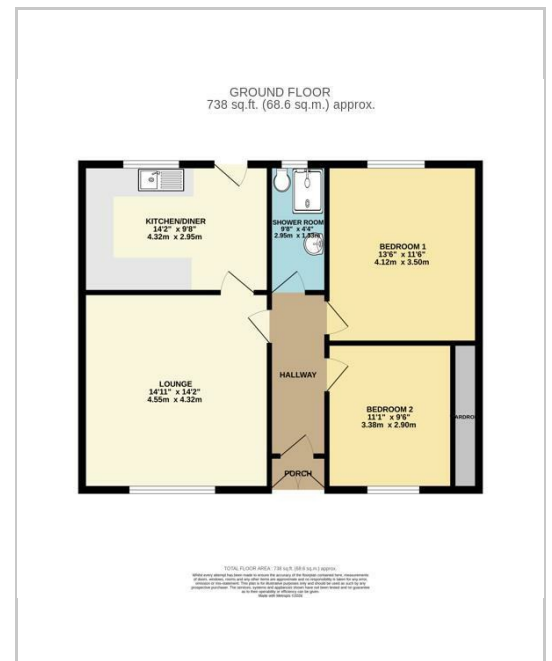


- Lounge
- kitchen/diner
- Shower room
- Bedroom 1
- Bedroom 2

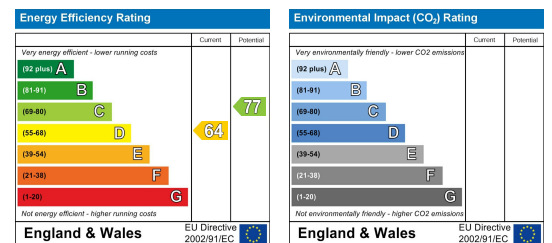
## Area Map



## 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.

