



## 35 Wickentree Lane

Failsworth, Manchester, M35 9BE

**Offers Over £200,000**



Charming Extended Semi-Detached Home on Wickentree Lane, Failsworth

Located on the ever-popular Wickentree Lane in the heart of Failsworth, Manchester, this beautifully presented three-bedroom semi-detached home offers a fantastic opportunity for families and professionals alike.

The property has been newly decorated throughout, creating a fresh and welcoming atmosphere. One of its standout features is the substantial rear extension, which provides a deceptively spacious reception room—perfect for relaxing or entertaining guests.

Upstairs, you'll find three generously sized bedrooms, along with a versatile attic room that can be used as a study, playroom, or additional storage space to suit your lifestyle.





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)

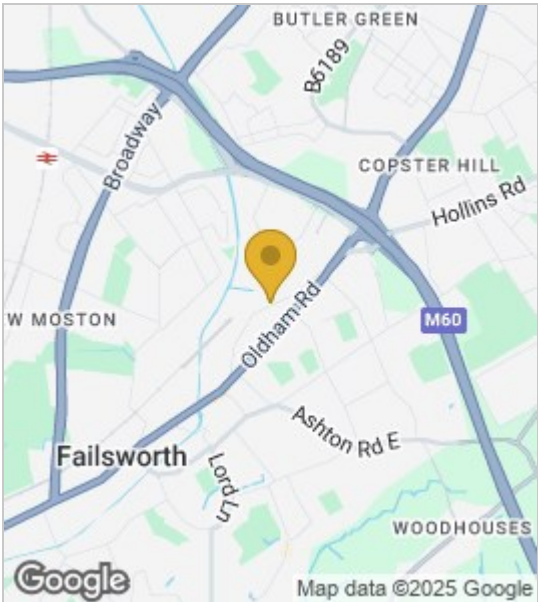
Bedroom one 14'10" 8'8" (4.53 2.65)

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)

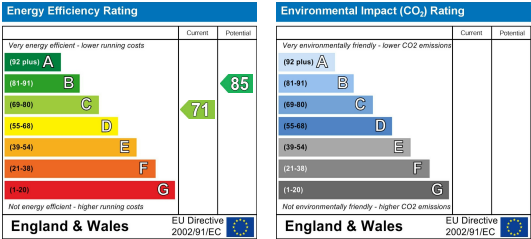
Area Map



Floor Plans



Energy Efficiency Graph



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