FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



# 1 Stockburn Drive

## Failsworth, Manchester, M35 9SD

**Offers Over £485,000**

4 3 3 D

****FOUR-BEDROOM DETACHED FAMILY HOME****SOUGHT-AFTER LOCATION**** FREEHOLD****

Cousins are proud to present this beautifully maintained four-bedroom detached family home, occupying a prime position on the highly sought-after Stockburn Drive, Failsworth. Offered to the market on a freehold basis, this impressive property provides generous living accommodation throughout, complemented by a superb rear garden and versatile living spaces, making it an ideal choice for modern family living.

Upon entering the property, you are welcomed by an inviting entrance hallway leading to a spacious lounge, featuring an attractive media wall and contemporary fireplace, creating a stylish and comfortable space for relaxation. There is also a separate versatile snug, ideal for use as a second sitting room, home office or children's playroom. The property further benefits from a stylish kitchen/dining room, fitted with integrated appliances and featuring bi-folding doors opening directly onto the rear garden. This creates a fantastic space for family meals and entertaining, seamlessly bringing indoor and outdoor living together. Completing the ground floor accommodation is a convenient WC and a separate






**Front of the property**

**Hallway**

**1st recption room to the front**

**Downstairs WC**

**Kitchen / family room**

**2nd Recption room to front**

**Main living room to rear**

**utility room**

**Bedroom 1**

**en -suite**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

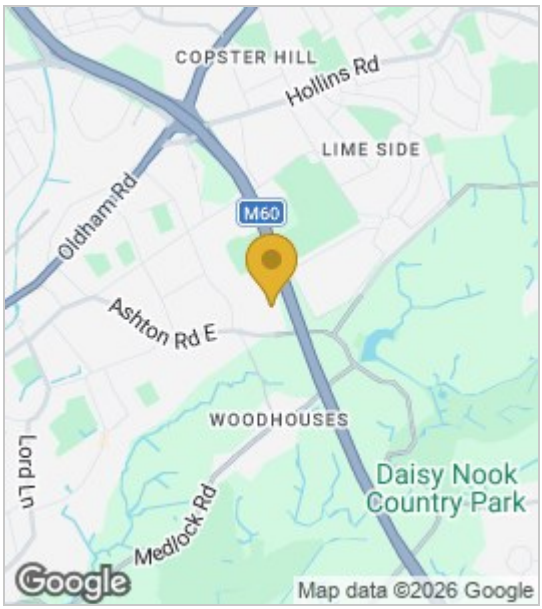
**Family bathroom**

**Landing**

**Back Garden**

**side garden**

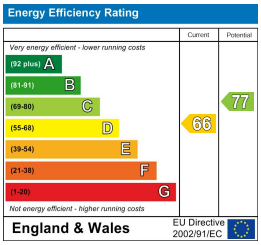
## Area Map

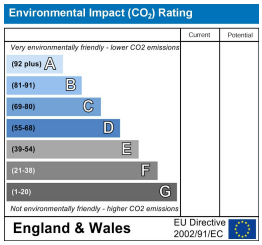



## Floor Plans




## 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.