



## 3 Partington Street

Failsworth, Manchester, M35 9RB

**£1,200 Per Month**



**\*THREE BEDROOMS\*\*\*GARDENS\*\*\*GARAGE\*\*** Cousins Estate Agents are pleased to present this three-bedroom family home, centrally located in Failsworth, Manchester. This pleasant property would be ideal for a family or a couple looking to take their first step onto the rental ladder.

The internal accommodation briefly comprises a porch, entrance hall, bright lounge, kitchen/diner with patio doors, three bedrooms and a family bathroom. The upstairs bedrooms benefit from useful built-in storage areas, including fitted wardrobe furniture.

Externally, the property offers a well-maintained front lawned garden and a rear flagged garden with patio area, ideal for outdoor seating.

Partington Street is positioned in the heart of the popular Failsworth area and enjoys close proximity to a wide range of local amenities and excellent commuter links. The M60 motorway and nearby Metrolink stations are within one mile, while local shops and supermarkets are approximately half a mile away. Local primary and secondary schools are easily accessible, including St Mary's RC Primary School and Co-op Academy Failsworth.



Living room

Kitchen/ diner

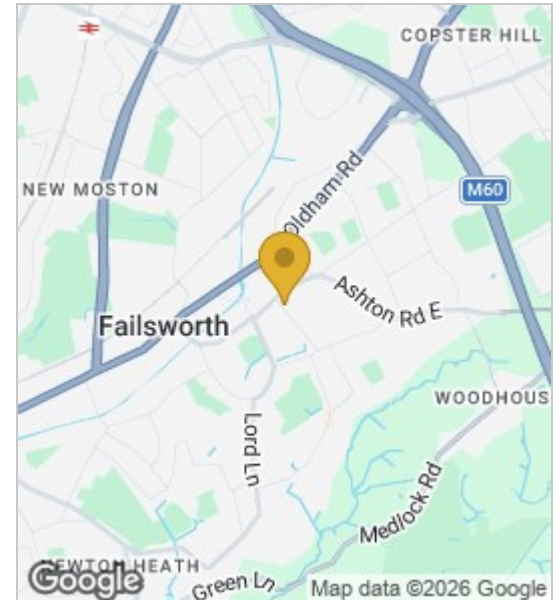
Bedroom 1

Bedroom 2

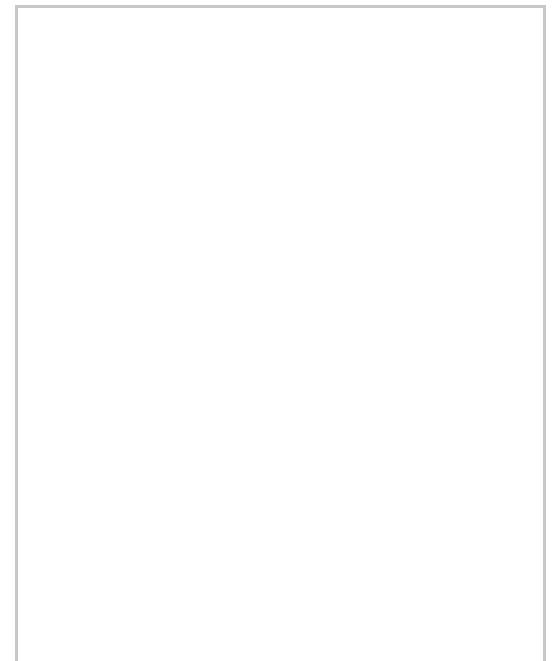
Bedroom 3

Family Bathroom

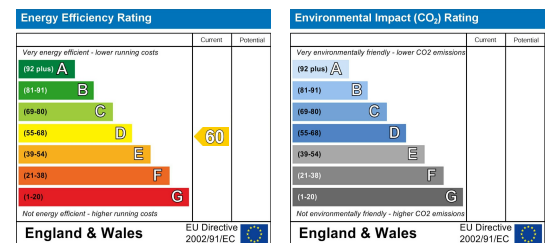
## Area Map



## Floor Plans



## Energy Efficiency Graph



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