



## 31 Grafton Street

Failsworth, Manchester, M35 9DP

**Asking Price £165,000**



Cousins Estate Agents are pleased to offer for sale this two bedroomeed property located on Grafton Street in Failsworth, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1900, this spacious property spans an impressive space, providing ample room for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout of the ground floor allows for a seamless flow between these spaces, creating a warm and welcoming atmosphere. The property boasts two well-proportioned bedrooms, making it an excellent choice for small families, couples, or individuals seeking extra space.

At the rear of the property you will find a well maintained yard, this space offers a lovely retreat from the hustle and bustle of daily life.

With its prime location in Failsworth, residents will benefit from easy access to local amenities, schools, and transport links, ensuring convenience and connectivity. This large



## Reception room

## 2nd Reception room

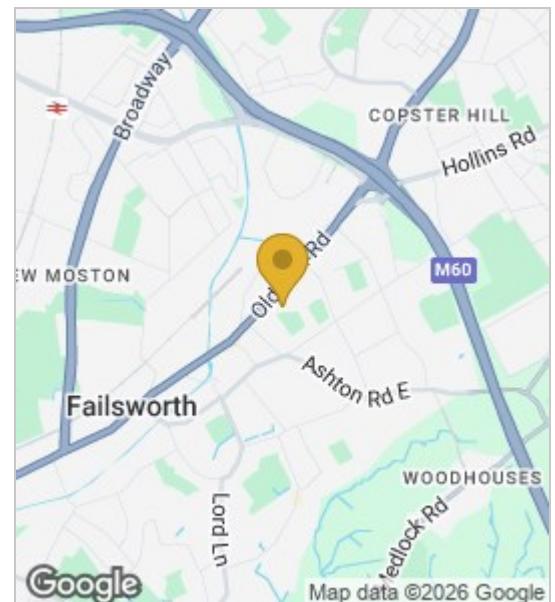
## Kitchen

## Bedroom 1

## Bedroom 2

## Family Bathroom

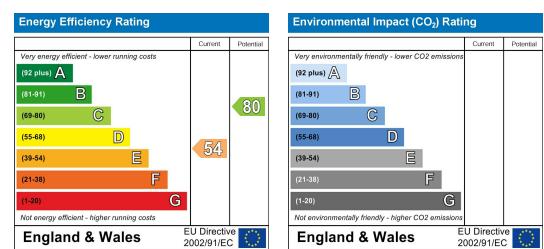
## Area Map



## Floor Plans



## Energy Efficiency Graph



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