



## 37 Pole Lane

Failsworth, Manchester, M35 9PB

**Offers Over £150,000**

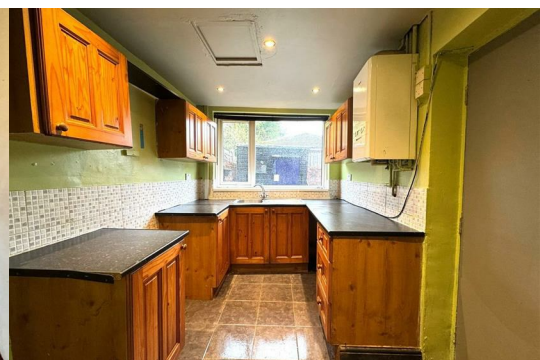
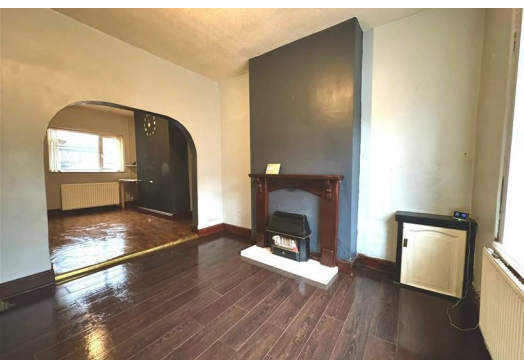


**\*\*FIRST TIME BUYERS \*\*\*\*\*INVESTMENT OPPORTUNITY\*\*\*\*\*TWO BEDROOMS\*\*\*\*\*TERRACED\*\***  
This Two-bedroom end- terrace home located on Pole lane in the heart of Failsworth, Manchester.

The ground floor features good size living room ideal for relaxing, and a separate dining room for family or entertaining guests. The kitchen providing ample storage and workspace for all your needs .

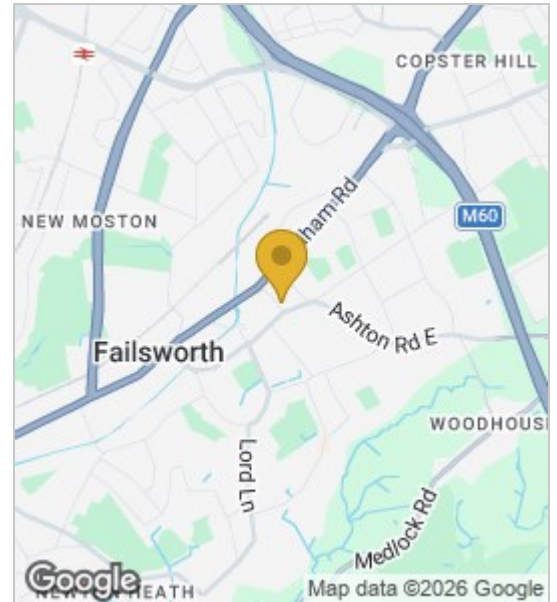
Upstairs, the property boasts two well-appointed bedrooms each designed to offer comfort and tranquillity and family bathroom.

At the rear of the property, you will discover a back yard , relaxing, or entertaining guests during the warmer months.



- Living room
- Dinning room
- Kitchen
- Bedroom 1
- Bedroom 2
- Family Bathroom

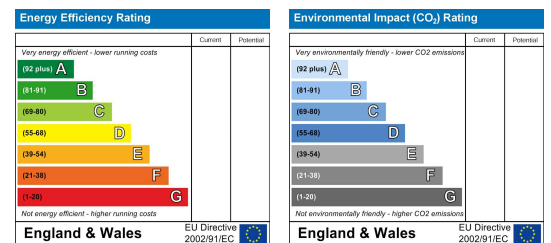
## Area Map



## Floor Plans



## Energy Efficiency Graph



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