



83 Propps Hall Drive

Failsworth, Manchester, M35 0WA

Offers Over £220,000



THREE BEDROOMS | DRIVEWAY | GARDENS | SIDE ANNEX | DOWNSTAIRS WC | POPULAR LOCATION

Cousins Estate Agents are pleased to present this well-proportioned semi-detached family home, ideally located with excellent access to the A62 Oldham Road and A663 Broadway, along with convenient public transport links including the Metrolink and local bus routes.

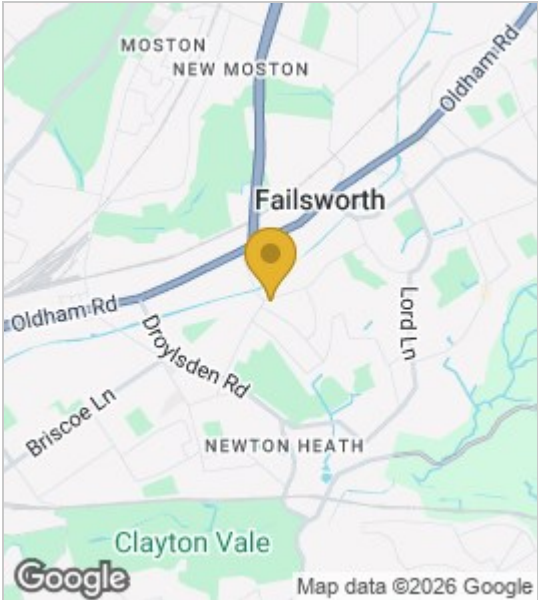
The ground floor accommodation comprises a welcoming entrance hallway, a convenient downstairs WC, a bright and spacious through reception room providing ample living and dining space, and a fitted kitchen. A standout feature of the property is the side annex, offering versatile additional space ideal for a home office, playroom, guest room or extra sitting area.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

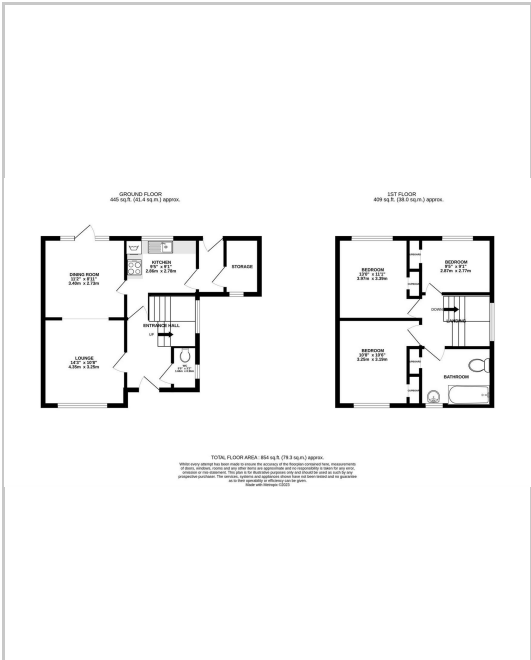


- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Garden

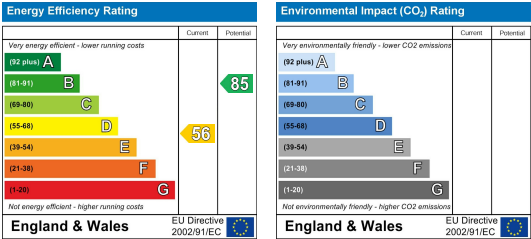
Area Map



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.

