



## 3 Partington Street Failsworth, Manchester, M35 9RB

**£1,300**



\*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 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**

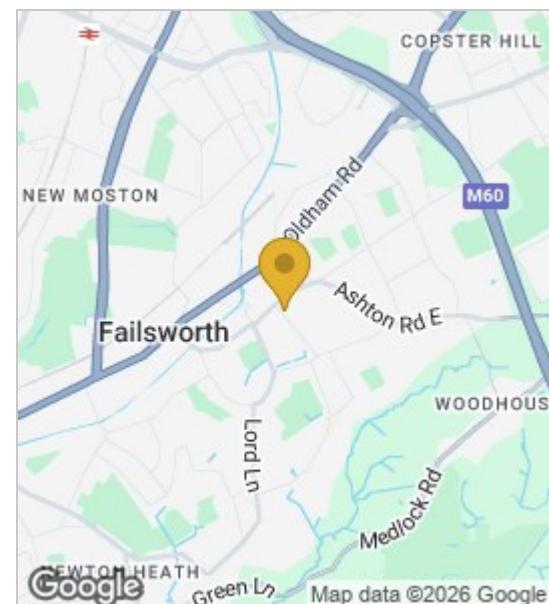
**Bedroom 1**

**Bedroom 2**

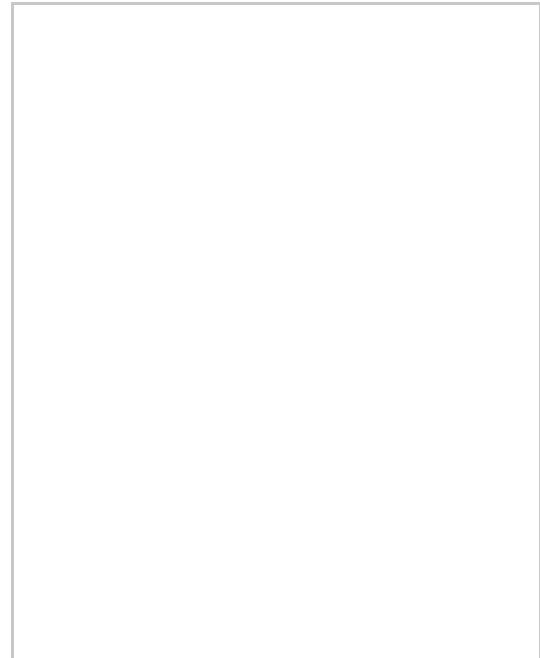
**Bedroom 3**

**Family Bathroom**

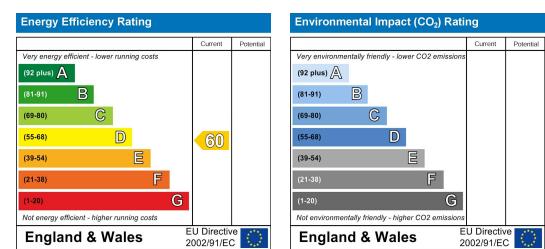
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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