



## 19 Victoria Street

Failsworth, Manchester, M35 0HZ

**Offers Over £150,000**



TWO BEDROOMS | END TERRACE | POPULAR LOCATION | IDEAL FOR FIRST-TIME BUYERS

Cousins Estate Agents are pleased to present this well-proportioned end-terrace property located on Victoria Street in Failsworth, Manchester.

The property offers comfortable living accommodation and would make an ideal purchase for first-time buyers, small families, or investors. The ground floor briefly comprises a welcoming reception room, providing a bright and comfortable space for relaxing or entertaining.

To the first floor are two well-proportioned bedrooms along with a family bathroom, offering practical and functional living space.

The property is situated in a convenient and popular residential location close to local shops, schools, parks, and transport links, making it ideal for everyday living and commuting.



LOUNGE

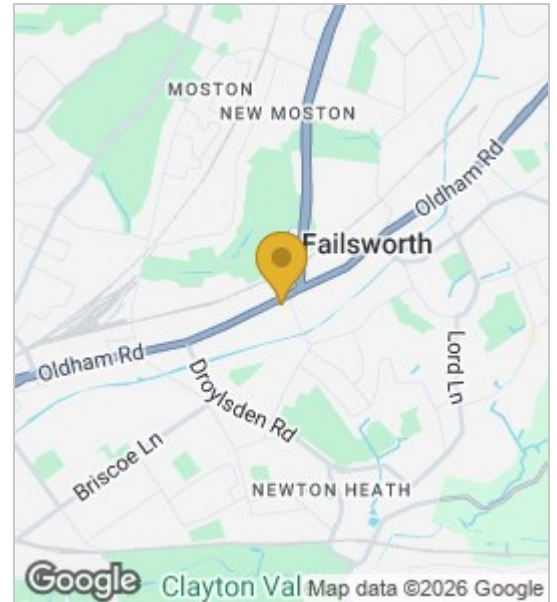
KITCHEN

BEDROOM ONE

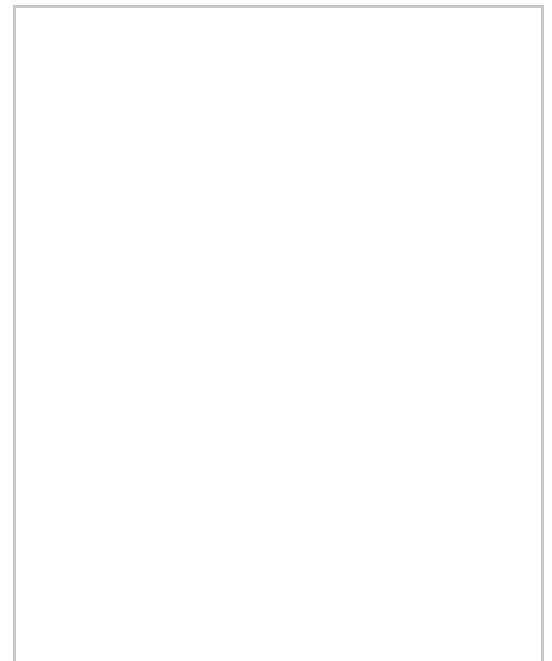
BEDROOM TWO

BATHROOM

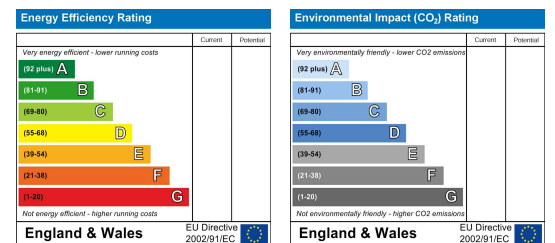
### Area Map



### 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.

