



13 Dalston Avenue

Failsworth, Manchester, M35 9LH

Offers Around £190,000



****CHAIN FREE** **SEMI DETACHED HOUSE** **POPULAR LOCATION** **CLOSE TO M60 MOTORWAY LINKS** **GOOD PUBLIC TRANSPORT LINKS****

Cousins Estate Agents are pleased to present this EXTENDED TWO BEDROOM SEMI DETACHED HOUSE with double driveway and generous gardens located in a popular area of Failsworth, Manchester

in brief the accommodation consists of: Lounge, Dining room with Kitchen Extension to the ground floor. To the first floor there are two double rooms and a family bathroom.

Set within a quiet cul-de-sac the property is conveniently situated for access to the M60 motorway links, local supermarkets, schools and other amenities in the area including the Metrolink station with direct access to Manchester City Centre. With the benefit of no vendor chain the property would be an ideal first home for a family or those looking to downsize.

Viewing is advised. Call us today to arrange your viewing.



Lounge 12'5" x 16'5" (3.79 x 5.01)

The lounge of the property is the heartbeat of this home. With a feature fireplace with inset log burner this room makes for a lovely entrance into the property. Upvc window to side and rear elevations. Stairs leading to first floor and opening to kitchen.

Dining Room 8'7" x 10'5" (2.64 x 3.19)

A box bay fronted dining room providing additional living accommodation or space for entertaining and hosting guests.

Kitchen 9'8" x 7'10" (2.95 x 2.40)

A fully fitted kitchen with a full range of base and wall cupboards with co-ordinated worktops. Inset stainless steel sink with mixer tap. Built under oven and inset gas hob. Plumbing for washing machine. Upvc window to rear elevation. Part glazed Upvc door to rear leading to the rear garden.

Landing 5'7" x 8'2" (1.72 x 2.49)

Doors leading to bedrooms and bathroom. Access hatch to loft space.

Bedroom One 11'5" (into bay) x 12'5" (3.488 (into bay) x 3.81)

A spacious box bay fronted bedroom providing ample space with a feature fireplace to the side.

Bedroom Two 12'5" x 9'1" (3.80 x 2.78)

A second double bedroom with dual aspect windows allowing natural light to flood the bedroom. Upvc window to rear elevation.

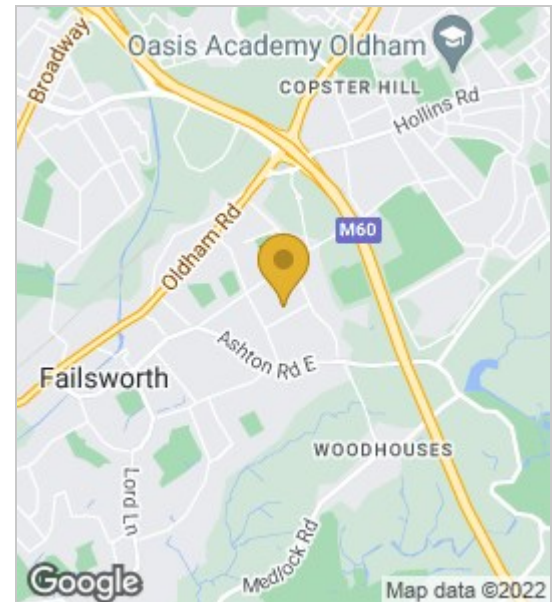
Bathroom 6'4" x 6'11" (1.94 x 2.12)

A three piece bathroom comprising of a panelled bath with shower over, low level WC and cistern and pedestal mounted hand wash basin. Upvc frosted window to rear elevation.

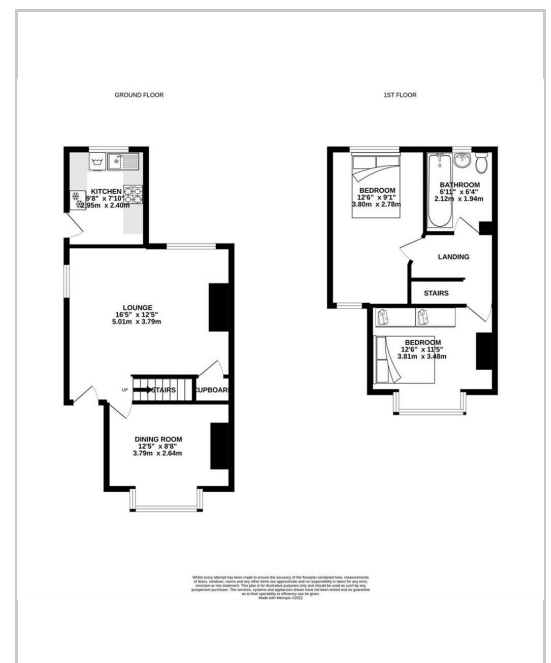
Garden

To the front of the property is a double driveway laid to stone and concrete providing ample off road parking, whilst to the rear is a good size enclosed garden laid to artificial lawn with surrounding flower beds and shrubs as well as a small patio area to the side.

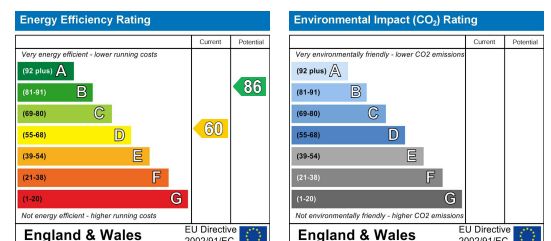
Area Map



Floor Plans



Energy Efficiency Graph



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