



## 126 Propps Hall Drive

Failsworth, Manchester, M35 0NB

**Offers Over £250,000**



Cousins Estate Agents are pleased to present this spacious and larger than average three-bedroom semi-detached home for sale, situated on the popular Propps Hall Drive in Failsworth, Manchester.

Ideally positioned close to a range of local amenities, schools, transport links, and everyday conveniences, this well-proportioned property presents an excellent opportunity for first-time buyers, growing families, and those looking to upsize.

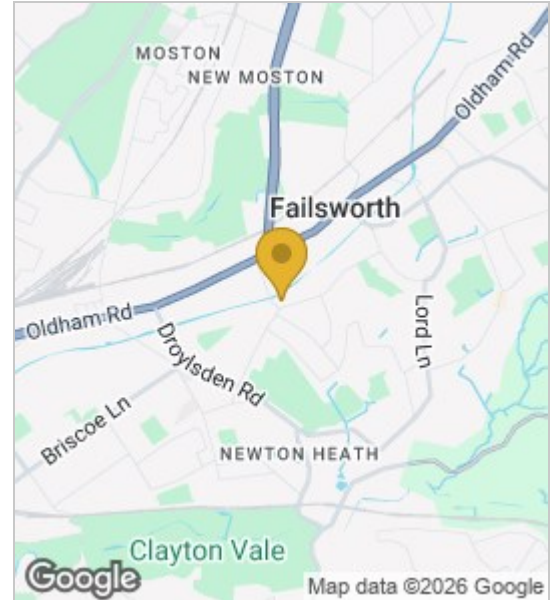
Internally, the property comprises a generous lounge which flows into an adjoining dining area, creating a bright and versatile living space ideal for both relaxing and entertaining. To the side of the property is a useful utility area, adding further practicality and storage.

To the first floor are three well-sized bedrooms, providing comfortable accommodation for family living, home working, or guest accommodation. The family bathroom is



- LOUNGE**
- DINING ROOM**
- KITCHEN**
- UTILITY ROOM**
- BEDROOM ONE**
- BEDROOM TWO**
- BEDROOM THREE**
- BATHROOM**

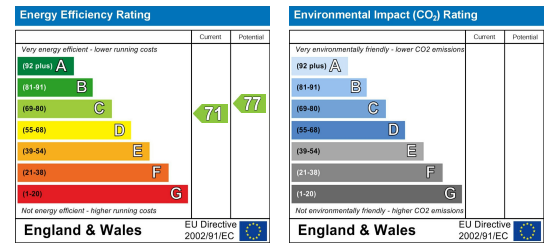
## Area Map



## 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.

