



45 Kingston Road

Failsworth, Manchester, M35 9HS

Offers Over £200,000



****CHAIN FREE** **IDEAL FOR FAMILIES** **FRONT AND REAR GARDENS****

Offering to the market this well presented three bedroomed terraced property set in the popular Failsworth Area. Benefitting from no vendor chain and a perfect opportunity to occupy this well presented property immediately. Internally briefly comprises of; entrance hall, lounge/ dining room kitchen, three bedrooms to the first floor and family bathroom. Externally has paved front garden with pathway, gated through access to a good sized rear garden. Ideal location for close by access to local schools such as Co-Op Academy and Woodhouse Primary, nearby supermarkets and other useful amenities. Regular bus service is close by and 5 minute drive to Hollinwood tram stop for links between Oldham and Manchester City Centre. Viewings recommended to appreciate what this property has to offer.



Living room / dining room

Kitchen

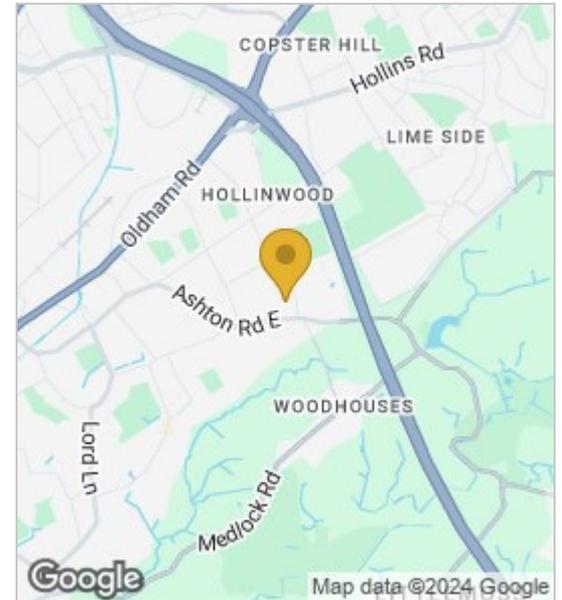
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

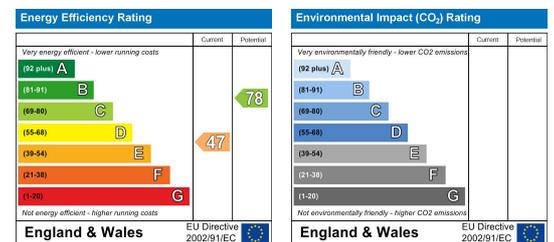
Area Map



Floor Plans



Energy Efficiency Graph



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