



## 15 Cosgrove Crescent

, Failsworth, M35 0JX

**Asking Price £240,000**



\*\*\*SEMI-DETACHED HOME \*\*\* IDEAL FOR FAMILIES & FIRST-TIME BUYERS \*\*\*DRIVEWAY FRONT & REAR GARDENS\*\*\*DETACHED GARAGE\*\*\*

Cousins Estate Agents are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, located on the ever-popular Cosgrove Crescent, Failsworth.

Tastefully decorated throughout, this inviting property offers bright, spacious accommodation complemented by contemporary décor and quality fixtures and fittings, making it an excellent opportunity for first-time buyers and small families alike.

### Ground Floor

The property opens into a welcoming entrance hallway. To the front is a generously sized lounge featuring a bay window, creating a bright and comfortable living space. To the rear, a modern open-plan kitchen is fitted with integrated appliances, including a fridge/freezer, gas hob, and electric oven. A downstairs WC enhances practicality, while the layout



living room

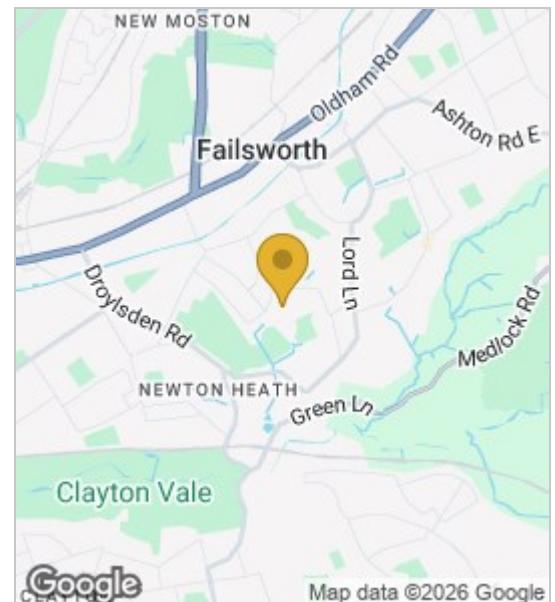
kitchen / diner

Bedroom 1

Bedroom 2

Family Bathroom

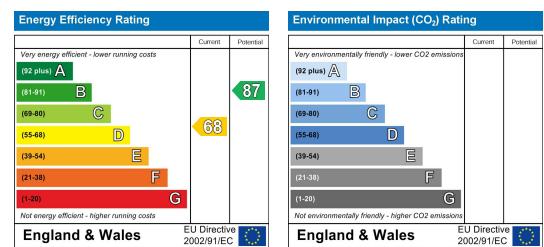
## Area Map



## Floor Plans



## Energy Efficiency Graph



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