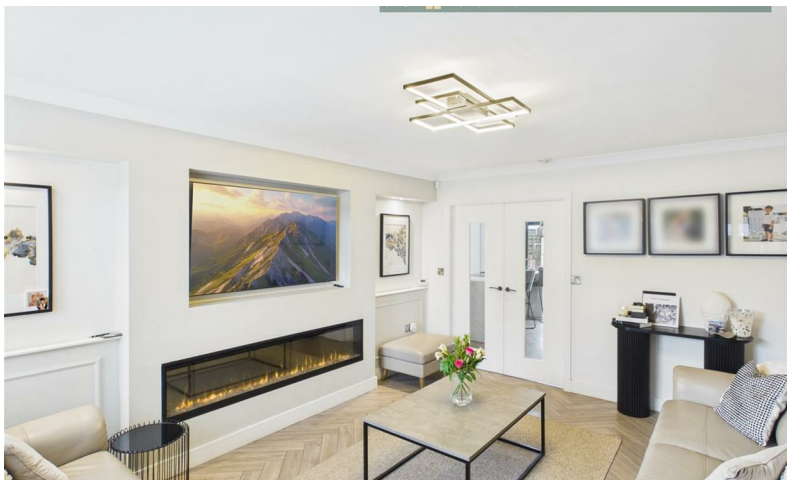
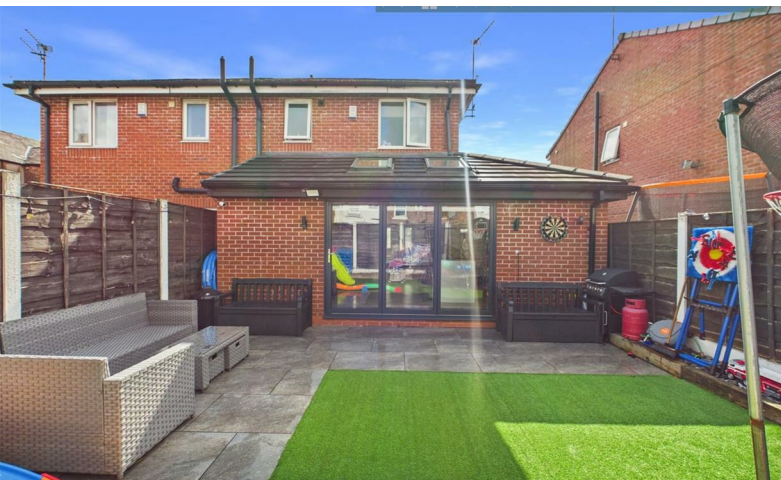




MCDERMOTT & CO
THE PROPERTY AGENTS



£275,000 Offers Over

8 Emily Close, Failsworth, Manchester, M35 9ET

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McDermott & Co are proud to present this beautifully presented and extended three-bedroom semi-detached family home, occupying a desirable position on the popular Emily Close development in Failsworth.

Built in 2004 and finished to an excellent standard throughout, this modern home offers spacious and versatile accommodation ideally suited to first-time buyers, young families and professionals alike. Thoughtfully updated by the current owners, the property is ready for immediate occupation and provides contemporary living throughout.

The accommodation briefly comprises a welcoming entrance hallway, stunning lounge, impressive open-plan dining kitchen, versatile family room, ground floor WC, three well-proportioned bedrooms and a modern family bathroom. Flooded with natural light and finished with stylish contemporary décor, the home offers a fantastic balance of comfort, practicality and modern family living.

Lounge

15'3 x 14'3 (4.65m x 4.34m)
A stunning and beautifully presented lounge, finished to an exceptional standard and providing the perfect space for relaxing and entertaining. Flooded with natural light from the large front-facing window fitted with Venetian blinds, the room enjoys a bright and welcoming atmosphere throughout.

A particular feature is the impressive media wall incorporating a contemporary electric fireplace, creating a stylish focal point to the room. Further benefits include attractive herringbone-style flooring, modern wall panelling, contemporary ceiling lighting and neutral décor.

The room also benefits from an open staircase rising to the first-floor accommodation, adding to the modern and spacious feel of the home.

Generously proportioned and immaculately presented, this superb reception room effortlessly combines style, comfort and practicality, making it a true heart of the home.

Family Room

11'6 x 6'1 (3.51m x 1.85m)
A versatile and beautifully presented family room, currently utilised as a children's playroom. Bright and spacious throughout, the room benefits from a large window allowing plenty of natural light, recessed spotlighting, a radiator and wood-effect flooring.

Offering excellent flexibility, this adaptable space could be utilised as a family room, playroom, home office, hobby room or occasional guest room to suit individual requirements. Well proportioned and finished in a contemporary style, it provides valuable additional living space that perfectly complements the modern family accommodation on offer.

Dining Kitchen

15'4 x 22'0 (4.67m x 6.71m)
A stunning open-plan dining kitchen, undoubtedly the heart of the home, beautifully designed to create the perfect space for modern family living and entertaining. Flooded with natural light from the large skylight and full-width bi-fold doors opening onto the rear garden, the room enjoys a bright and spacious atmosphere throughout.

The contemporary fitted kitchen features a comprehensive range of high-gloss wall and base units, complemented by Quartz work surfaces and a substantial central island with breakfast bar seating. Integrated appliances include double ovens, induction hob with built-in extractor, integrated fridge freezer and dishwasher, whilst ample storage and preparation space enhance the practicality of the room.

The dining area comfortably accommodates a family dining table and chairs, making it ideal for both everyday dining and entertaining guests. Herringbone-style flooring, contemporary vertical radiators, recessed spotlighting and stylish décor complete the modern finish.

Open access to the family living area creates a seamless flow throughout the space, whilst the bi-fold doors blend indoor and outdoor living, providing direct access to the landscaped rear garden.

A truly impressive family space, finished to an exceptional standard and perfectly suited to modern lifestyles.

WC

5'11 x 2'10 (1.80m x 0.86m)
A stylish and contemporary ground floor WC, fitted with a modern concealed-cistern WC and vanity wash hand basin with integrated storage beneath.

Finished with attractive half-height wall tiling, a contemporary black heated towel radiator, wall-mounted mirror and modern black fittings throughout, the room is beautifully presented and complements the high-quality finish found elsewhere within the home.

Stairs & Landing

8'6 x 6'1 (2.59m x 1.85m)
A well-presented staircase with fitted carpeting rises to the first-floor landing. The landing benefits from fitted carpeting, ceiling light fitting and neutral décor throughout.

Providing access to all bedrooms and the family bathroom, this bright and practical space continues the high standard of presentation found throughout the home.

Bedroom One

13'3 x 8'0 (4.04m x 2.44m)
A beautifully presented principal bedroom enjoying an abundance of natural light from the large front-facing window. Finished in a contemporary style, the room benefits from fitted carpeting, a radiator, feature ceiling lighting and neutral décor throughout.

A particular feature is the range of fitted wardrobes providing excellent storage, whilst the stylish panelled feature wall with integrated lighting creates an attractive focal point. Offering ample space for a double bed and additional furnishings, this bright and comfortable bedroom provides the perfect retreat at the end of the day.

Bedroom Two

9'0 x 8'7 (2.74m x 2.62m)
A beautifully presented double bedroom enjoying an outlook to the rear elevation through a large window allowing plenty of natural light. The room benefits from fitted carpeting, a radiator and feature ceiling light fitting, creating a bright and comfortable atmosphere throughout.

Finished in neutral tones, the room offers ample space for a double bed and additional furnishings. A stylish slatted feature wall with integrated lighting creates an attractive focal point, whilst the generous proportions make this an ideal bedroom for family members or guests.

Bedroom Three

9'8 x 6'10 (2.95m x 2.08m)
A well-presented third bedroom enjoying an attractive outlook to the front elevation through a large window, allowing plenty of natural light throughout. Benefiting from fitted carpeting, a radiator and ceiling light fitting, the room offers a bright and comfortable atmosphere.

Finished in neutral décor with attractive feature wall panelling, the room provides space for a bed and additional furniture, making it ideal as a child's bedroom, nursery, guest room or home office. A versatile and practical room that perfectly complements the family accommodation on offer.

Bathroom

5'7 x 8'7 (1.70m x 2.62m)
A modern family bathroom fitted with a stylish three-piece suite comprising a panelled bath with rainfall shower and handheld attachment over, glazed shower screen, pedestal wash hand basin and low-level WC.

The room benefits from attractive full-height tiling, a frosted window providing natural light and ventilation, and ceiling lighting throughout.

External

To the front, the property benefits from a lawned garden with mature hedging and a driveway providing off-road parking. The attractive frontage creates excellent kerb appeal and enjoys a pleasant position

Directions

