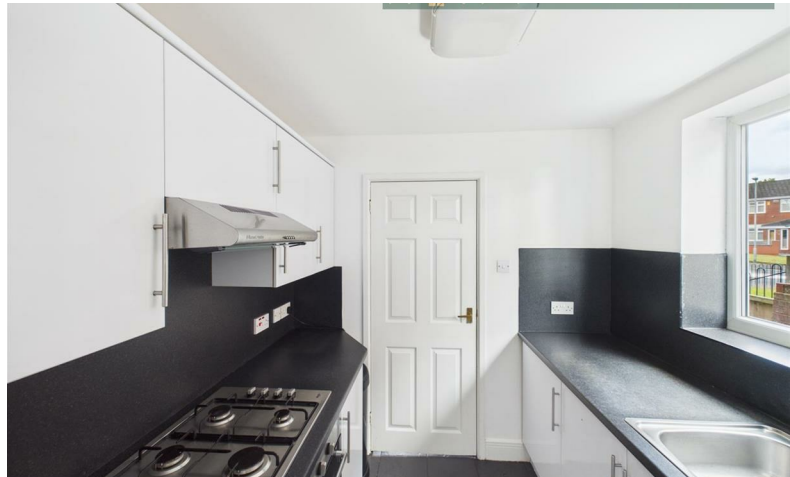
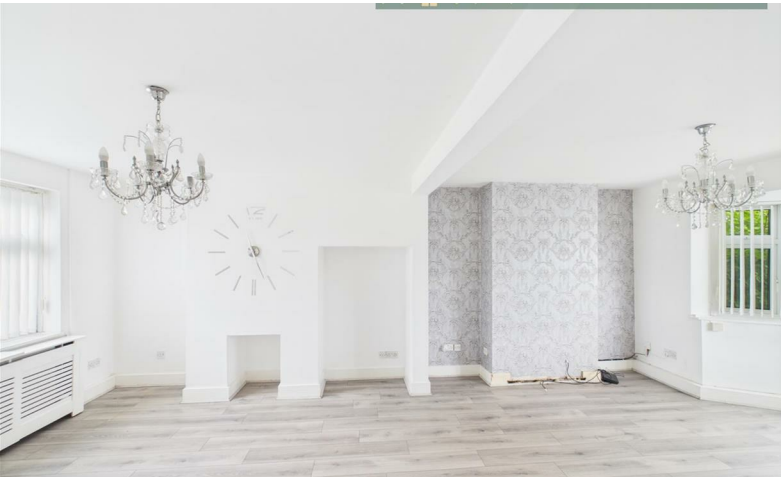




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THE PROPERTY AGENTS



£235,000

44 Hibbert Crescent, Failsworth, Manchester, M35 0RQ

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Welcome to this charming extended semi-detached located on Hibbert Crescent in the desirable & sought after area of Failsworth. Built in 1965, this property offers a generous living space of 991 square feet, making it an ideal family home.

On entering, you are greeted by a welcoming hallway that leads to a spacious dual aspect lounge and dining area, perfect for entertaining guests or enjoying family meals. The galley kitchen is functional and well-equipped, providing access to a convenient utility area that enhances the practicality of daily living.

The first floor boasts three well-proportioned bedrooms, two of which are doubles, offering ample space for relaxation and rest. The family bathroom is thoughtfully designed to cater to the needs of the household.

Hallway

13'4 x 4'9 (4.06m x 1.45m)
A bright and welcoming entrance hallway featuring neutral décor and a stylish wood-effect flooring, creating a clean and modern first impression. The space benefits from a large side-facing window and glazed front door, allowing for an abundance of natural light, complemented by ceiling lighting to ensure a well-lit environment throughout.
The hallway provides access to the ground floor accommodation and features carpeted stairs leading to the first floor, enhancing the practical layout of the home. Additional features include useful understairs storage and a wall-mounted radiator, offering both convenience and comfort.
With its generous proportions, excellent lighting, and simple layout, the hallway provides an ideal blank canvas for personalisation and further modernisation.

Lounge/Dining

21'8 x 12'2 (6.60m x 3.71m)
A spacious and well-presented dual aspect open-plan lounge and dining room, offering a bright and versatile living space ideal for both relaxing and entertaining. The room benefits from dual aspect windows, including a charming bay window to the front, allowing an abundance of natural light to flow throughout.
Finished in neutral tones with stylish wood-effect flooring, the space is complemented by two ceiling light fittings, creating a warm and inviting atmosphere. The layout is thoughtfully divided into distinct lounge and dining areas, providing flexibility to suit a variety of lifestyles.
Additional features include a feature chimney breast with alcove recesses, decorative wall finishes, and a wall-mounted radiator. With its generous proportions and open feel, this impressive room provides the perfect setting for modern family living while also offering scope for personalisation.

Kitchen

7'11 x 7'10 (2.41m x 2.39m)
A modern and well-presented galley-style kitchen, accessed directly from the hallway, offering a practical and well-organised layout. The kitchen is fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces and splashbacks for a clean, stylish finish.
The space features a stainless steel sink and drainer positioned beneath a large window, allowing for plenty of natural light and pleasant external views. Additional appliances include a gas hob with extractor hood and integrated oven, catering to all cooking needs.
Finished with tiled flooring and ceiling lighting, the kitchen maintains a bright and functional feel throughout. The layout leads seamlessly into a useful utility area, providing additional storage and space for appliances, as well as access to the rear of the property.
Overall, the kitchen provides a practical and efficient space with excellent day-to-day functionality and scope for further personalisation.

Utility rooms & WC

The property also benefits from a rear porch/utility access area, providing a practical transition between the main house and external space. This area features multiple internal doors, offering access to the utility room, WC, and outside, enhancing everyday convenience.
Constructed with brick walls and a glazed external door, the space allows for natural light while serving as a functional buffer area for storage, coats, or outdoor items.
Both this section and the adjoining utility room and WC offer scope for refurbishment and upgrading, presenting an excellent opportunity to improve and modernise while adding value to the property.

Stairs & Landing

7'1 x 6'6 (2.16m x 1.98m)
The property features a carpeted staircase rising from the hallway to the first-floor landing, providing a comfortable and practical transition between levels.
The landing area is bright and airy, benefiting from a side-facing window which allows for ample natural light. Finished in neutral tones with fitted carpeting, the space offers a clean and well-maintained

appearance.
The landing provides access to all first-floor rooms and includes a loft access hatch, offering additional storage potential. With its simple layout and good natural light, the landing continues the home's neutral and versatile feel.

Bedroom One

11'6 x 11'11 (3.51m x 3.63m)
A spacious and well-proportioned double bedroom, offering a bright and comfortable living space. The room benefits from a large front-facing window, allowing for an abundance of natural light while providing pleasant open views over the surrounding area.
Finished in neutral tones with fitted carpeting, the room provides a versatile canvas for a variety of décor styles. Additional features include a feature wall, wall-mounted radiator, and ample space for freestanding bedroom furniture.
With its generous proportions and excellent natural light, this room presents an ideal principal bedroom, combining comfort with scope for personalisation.

Bedroom Two

9'11 x 12'7 (3.02m x 3.84m)
A spacious and well-proportioned second double bedroom, offering a bright and versatile living space. The room benefits from a large rear-facing window, allowing for plenty of natural light and providing pleasant views over the garden.
Finished in neutral tones with modern wood-effect flooring, the space is ready for immediate use while still offering scope for personalisation. Additional features include a feature wall, wall-mounted radiator, and a built-in storage/wardrobe area, enhancing practicality.
With its generous size and natural light, this room serves as an ideal guest bedroom, family bedroom, or home office space, depending on individual needs.

Bedroom Three

8'3 x 9'6 (2.51m x 2.90m)
A well-presented third bedroom, ideally suited as a single bedroom, nursery, or home office. The room benefits from a front-facing window, allowing for good natural light and a pleasant outlook.
The space features a bulkhead over the stairs, along with a useful built-in storage cupboard, providing practical storage solutions. Finished with modern wood-effect flooring and wallpapered walls, the room offers a clean yet characterful feel.
Additional features include a ceiling light point, wall-mounted radiator, and ample space for essential furnishings. Compact yet functional, this room provides versatility and is a valuable addition to the overall accommodation.

Bathroom

5'9 x 8'10 (1.75m x 2.69m)
A bright and functional family bathroom, fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and low-level WC.
The room benefits from a frosted window, allowing for natural light while maintaining privacy, and is finished with easy-clean wall surfaces and flooring for practicality. Additional features include built-in shelving for storage and a heated towel rail, enhancing everyday comfort.
While the bathroom is fully functional, it offers scope for modernisation and personalisation, providing an excellent opportunity for buyers to update and create a contemporary space tailored to their own style.

External

This attractive and well-proportioned semi-detached family home benefits from a traditional red brick exterior and is set within a quiet residential area. The property is approached via a gated front garden with a paved pathway and driveway providing off-road parking, leading to a detached garage positioned to the rear.
To the front, the home features a bay-fronted window, allowing for plenty of natural light, while the surrounding low-maintenance lawn and mature hedging add privacy and kerb appeal. The property also

Directions

