



MCDERMOTT & CO

THE PROPERTY AGENTS



£399,000

3 Whitewillow Close, Failsworth, Manchester, M35 9GG

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Situated in the sought-after area of Whitewillow Close, Failsworth, on the highly regarded Willow Park estate, this delightful detached offers an exceptional opportunity for families seeking a welcoming home. Spanning an impressive 1,152 square feet, The inviting through lounge flows seamlessly into the dining room, creating a warm atmosphere perfect for family gatherings and social occasions.

This residence comprises three well-sized bedrooms, providing ample space for families of all shapes and sizes. With two bathrooms and ground floor WC, the home ensures convenience during busy mornings and offers a private retreat for unwinding after a long day. While the property is well-maintained, it presents an exciting opportunity for new owners to add their personal touch and enhance the living space to reflect their individual style.

One of the standout features of this home is the beautifully maintained rear garden, which serves as a tranquil outdoor haven. This lovely space is perfect for children to play in or for hosting summer barbecues with

Hallway

59 x 9'8" (1.75m x 2.95m)

A bright and welcoming entrance hall providing a superb first impression, benefiting from excellent natural light via both the front door and an attractive front-facing bay window with decorative leaded glazing. The space is presented in clean, neutral décor with fitted grey carpeting continuing through the hallway and onto the staircase.

A glazed internal partition with frosted panels allows light to flow through while maintaining separation to the principal reception rooms. Stairs rise to the first floor with a wooden handrail, and a useful storage cupboard with wooden door offers practical space for coats, shoes, and household items.

Additional features include a wall-mounted radiator providing heating and ceiling light fittings. Overall, the entrance hall is a well-maintained, functional, and inviting introduction to the home.

Lounge/Dining

14'4 x 23'8" (4.37m x 7.21m)

A spacious open-plan lounge and dining room with neutral décor and fitted carpeting throughout. The lounge area is positioned to the front, featuring a bay window with decorative leaded glazing providing good natural light, along with a radiator. Glazed internal doors lead through to the entrance hall.

The room opens into a separate dining area at the rear, which benefits from its own radiator and ceiling lighting. The dining area enjoys views over the rear garden and provides access through to the conservatory.

A practical and versatile living space suitable for everyday use and entertaining.

Kitchen

11'3 x 8'7" (3.43m x 2.62m)

A well-maintained kitchen fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks with decorative detailing. The room is equipped with an inset electric hob with extractor hood over and a built-in oven below, along with a stainless steel sink and drainer positioned beneath a rear-facing window overlooking the garden.

There is space for additional freestanding appliances and good worktop areas for preparation. The kitchen also benefits from a radiator, ceiling lighting, and a door providing access to the side or rear of the property, creating a practical and functional layout for everyday use.

Ground Floor WC

4'4 x 3'2" (1.32m x 0.97m)

A clean and well-presented ground floor WC fitted with a low-level toilet and wall-mounted wash hand basin. The room features tiled walls for easy maintenance and a rear-facing obscure glazed window providing natural light and ventilation.

Additional benefits include a wall-mounted radiator and ceiling lighting, creating a bright and practical space.

Utility room

4'4 x 7'7" (1.32m x 2.31m)

A practical utility room fitted with work surfaces, wall units, and a stainless steel sink. There is space and plumbing for white goods, including a washing machine, providing useful additional storage and laundry space.

A rear door with obscured glazing offers access to the outside while allowing natural light into the room. Further features include tiled splashbacks, power points, and ceiling lighting, making this a functional addition to the home.

Conservatory

8'3 x 10'8" (2.51m x 3.25m)

A bright and spacious conservatory providing an additional reception area with views over the rear garden. The room is surrounded by uPVC double glazed windows with decorative leaded detailing, allowing for excellent natural light throughout.

The conservatory features a tiled floor and a solid-style roof with integrated ceiling fan and lighting.

Sliding patio doors provide access back into the dining room, creating an easy flow between living spaces.

French doors open out onto the rear garden, making this a versatile room ideal for use as a sitting area, garden room, or additional dining space.

Stairs & Landing

6'1 x 8'8" (1.85m x 2.64m)

Stairs rise from the entrance hall to the first-floor landing, fitted with carpet and a wooden handrail. The landing provides access to all first-floor rooms and benefits from a side-facing window allowing for natural light.

Additional features include ceiling lighting and a loft hatch providing access to the roof space.

Bedroom One

10'6 x 11'11" (3.20m x 3.63m)

A well-proportioned double bedroom positioned to the front of the property, featuring a window with decorative leaded glazing allowing for good natural light. The room is presented in neutral décor with fitted carpeting throughout, creating a bright and comfortable space.

Additional features include a radiator and ceiling lighting. A door provides access to the en-suite shower room.

En-Suite

9'0 x 4'2" (2.74m x 1.27m)

A fully tiled en-suite shower room fitted with a shower enclosure with glazed screen, low-level WC, and pedestal wash hand basin. The space is well maintained and offers a practical layout.

An obscure glazed window provides natural light and ventilation, with additional ceiling lighting and extractor fan.

Bedroom Two

10'6 x 8'8" (3.20m x 2.64m)

A well-presented bedroom positioned to the rear of the property, featuring a window providing natural light and views over the surrounding area. The room is decorated in neutral tones with fitted carpeting, creating a bright and comfortable space.

Additional features include a radiator and ceiling lighting, with sufficient space for bedroom furnishings.

Bedroom Three

6'9 x 8'10" (2.06m x 2.69m)

A compact bedroom positioned to the rear of the property, featuring a window with vertical blinds allowing for natural light. The room is decorated with fitted carpeting and patterned wall coverings.

Additional features include a radiator and ceiling lighting, with space suitable for a single bed or alternatively use as a home office or study.

Bathroom

6'9 x 5'6" (2.06m x 1.68m)

A fully tiled family bathroom fitted with a panelled bath, pedestal wash hand basin, and low-level WC. The room features a rear-facing obscure glazed window, allowing for natural light while maintaining privacy.

Additional features include ceiling lighting and ventilation, providing a practical and functional space.

Garage

8'0 x 17'1" (2.44m x 5.21m)

A single garage providing useful storage or parking space, accessed via an up-and-over door to the front. The garage benefits from power and strip lighting, with exposed brick walls and concrete flooring. To the rear, a door provides internal access to the property, adding convenience. There is ample space for storage or workshop use, making this a practical and versatile addition to the home.

External

An attractive detached property featuring a well-maintained brick-built exterior beneath a pitched tiled

Directions

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-65 D | | |
| 49-54 E | | |
| 45-48 F | | |
| 39-44 G | | |
| Below 39 G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-65 D | | |
| 49-54 E | | |
| 45-48 F | | |
| 39-44 G | | |
| Below 39 G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |