MCDERMOTT & CO

THE PROPERTY AGENTS





£380,000 Offers Over

61 Landsberg Road, Failsworth, Manchester, M35 9LR

61 Landsberg Road, Failsworth, Manchester, M35 9LR

McDermott & Co are proud to present this beautifully presented three-bedroom detached family home, occupying a pleasant position within the highly sought-after Landsberg Road, Failsworth. Offered with vacant possession and no onward chain, this attractive home combines spacious accommodation, excellent outdoor space and fantastic future potential, making it ideally suited to families and professionals alike.

The accommodation briefly comprises entrance hallway, spacious lounge with contemporary feature fireplace and direct access to the rear garden, modern kitchen/dining room with integrated appliances, and a useful ground floor WC/utility room. To the first floor are three well-proportioned bedrooms and a modern family bathroom, all accessed from a bright landing with loft access.

A particular feature of the property is the substantial corner plot, which offers exceptional scope for further extension and development, subject to the necessary consents. With generous space to the side and rear, the property provides a rare opportunity for purchasers to enlarge and enhance the accommodation to suit their own requirements.

Hallway
4'7 x 5'7 (1.40m x 1.70m)
A bright entrance hallway featuring a uPVC entrance door with decorative glazed inserts, ceiling light fitting and a radiator. Finished in neutral tones throughout, the hallway provides access to the ground-floor accommodation and creates a practical introduction to the home.

Lounge
15'5 x 12'5 (4.70m x 3.78m)
A spacious and well-presented lounge featuring a large rear-facing sliding patio door, flooding the room with natural light and providing direct access to the rear patio and garden. Benefiting from fitted carpeting, ceiling light fitting and radiators, the room offers ample space for a range of lounge furniture.

A particular feature is the contemporary wall-mounted electric fire, creating an attractive focal point. Overlooking the generous rear garden, this bright and comfortable reception room is ideally suited to both everyday family living and entertaining.

Kitchen/Diner
10'10 x 13'3 (3.30m x 4.04m)
A modern kitchen / dining room fitted with a range of contemporary high-gloss wall and base units, complemented by contrasting work surfaces incorporating a one-and-a-half bowl sink and drainer. Integrated appliances include an oven, hob with extractor hood above, fridge freezer and dishwasher, providing a practical and well-equipped space for everyday living.

Benefiting from tiled flooring, recessed spot lighting and a large front-facing bay window, the room enjoys an abundance of natural light throughout. The generous proportions provide ample space for a dining table and chairs, creating an ideal setting for both everyday family meals and entertaining.

Offering excellent storage and workspace, this bright and well-presented room forms the heart of the home and is ideally suited to modern family living.

WC/Utility
4'7 x 7'3 (1.40m x 2.21m)
A useful ground floor WC / utility room fitted with a low-level WC and wall-mounted wash hand basin. Benefiting from wood-effect flooring, a leaded frosted window providing natural light and ventilation, and fitted work surfaces with space and plumbing for both a washing machine and tumble dryer.

Stairs & Landing
2'10 x 10'3 (0.86m x 3.12m)

Bedroom One
9'1 x 12'8 (2.77m x 3.86m)
A spacious principal bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the extensive range of fitted wardrobes, overhead storage cupboards, matching drawers and dressing table, providing excellent built-in storage. Beautifully presented throughout, this bright and well-proportioned bedroom creates a comfortable principal bedroom and makes excellent use of the available space.

Bedroom Two
8'7 x 10'2 (2.62m x 3.10m)
A spacious double bedroom featuring a front-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes, providing excellent built-in storage. The room also benefits from loft access, whilst the bright neutral décor creates a comfortable and versatile space ideal for family members or guests.

Bedroom Three
6'3 x 9'10 (1.91m x 3.00m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the surrounding greenery. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

A bright and versatile room, ideal as a child's bedroom, nursery, guest bedroom or home office. Well presented throughout, it provides flexible accommodation to suit a variety of requirements.

Bathroom
6'8 x 5'6 (2.03m x 1.68m)
A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and curved glazed shower screen, pedestal wash hand basin and low-level WC. Complemented by full-height contemporary wall tiling, contrasting tiled flooring, recessed spot lighting and a frosted rear-facing window providing natural light and ventilation.

Beautifully presented throughout, this bright and practical bathroom offers a clean, modern finish and serves the first-floor accommodation.

Garage
18'6 x 8'6 (5.64m x 2.59m)
A useful attached garage accessed via a roller shutter door, providing excellent secure parking, storage or workshop space. Benefiting from power and lighting, the garage offers valuable additional storage for tools, bicycles and household items.

Positioned to the side of the property and complemented by the extensive block-paved parking area, the garage enhances the practicality of the home and provides further potential for a variety of uses, subject to any necessary consents.

External
Occupying a substantial corner plot, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, together with an attached garage and additional shared driveway access. The generous frontage and side gardens create an impressive approach to the home and further enhance the sense of space.

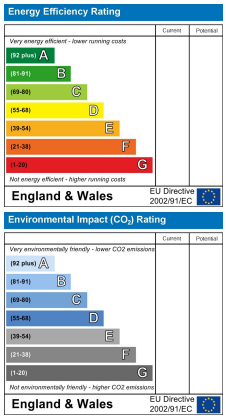
To the rear, the property enjoys a large private enclosed garden, predominantly laid to lawn and offering excellent space for family enjoyment. A substantial paved patio extends directly from the property, creating an ideal area for outdoor dining and entertaining, whilst mature boundaries provide a pleasant degree of privacy.

A particular feature of the property is the exceptional scope for extension and further development, with the generous corner plot offering potential to extend to both sides and the rear, subject to the necessary consents. The size of the plot presents a rare opportunity for purchasers to significantly enhance and enlarge the accommodation to create a long-term family home tailored to their own requirements.

Tenure - Leasehold
The property is listed as leasehold with 847 years remaining and an annual ground rent of ***

Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy

Directions



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk