MCDERMOTT & CO

THE PROPERTY AGENTS





£235,000

59 Clough Road, Failsworth, Manchester, M35 0RJ

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McDermott & Co are proud to present this beautifully maintained two-bedroom extended semi-detached home, ideally situated on Clough Road in Failsworth, offering a perfect blend of comfort, practicality, and modern living.

The property features a bright and welcoming lounge, flowing through to a extended stylish open-plan kitchen diner, creating a sociable space ideal for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a modern family bathroom, all presented to an excellent standard throughout.

Externally, the home benefits from a double driveway providing off-road parking, along with a pleasant rear garden. Excellent potential to extend (subject to the necessary planning permissions).

Hallway
4'1 x 7'6 (1.24m x 2.29m)
A bright and well-presented entrance hallway, finished in neutral tones to create a clean and welcoming first impression. The space is enhanced by recessed ceiling lighting, creating a light and airy feel throughout.
A standout feature is the contemporary staircase with carpeted steps, white balustrade, and glazed panels, providing a modern and stylish focal point while allowing light to flow through the space. A side window with fitted blind further enhances the natural light.
Additional features include a wall-mounted radiator, under-stairs storage access, and internal doors leading to the ground floor accommodation.

Lounge
10'4 x 19'3 (3.15m x 5.87m)
A spacious and beautifully presented lounge, offering a modern and comfortable living space ideal for both relaxing and entertaining. The room is enhanced by a large front-facing window with fitted blinds, allowing for plenty of natural light and creating a bright and airy atmosphere.
A standout feature is the contemporary wall-mounted electric fireplace, creating a stylish focal point, complemented by a sleek media wall setup. The space is finished with wood-effect flooring and neutral décor, providing a clean and versatile finish throughout.
An open-plan layout leads through to the adjoining kitchen area, creating a sociable and free-flowing living space suited to modern lifestyles.
Additional features include a wall-mounted radiator, modern ceiling light fittings, and ample space for a range of seating arrangements, making this a well-appointed and inviting living area.

Dining Kitchen
8'6 x 22'7 (2.59m x 6.88m)
A stunning and beautifully presented open-plan kitchen and dining space, finished to a high standard with a sleek and contemporary design. The kitchen is fitted with a range of grey gloss wall and base units, complemented by modern worktops and a clean, minimalist finish throughout.
The space benefits from a fully integrated kitchen, including built-in appliances and a stylish cooking area with extractor hood, creating a streamlined and practical layout ideal for modern living.
The property has been extended to the rear, creating additional space for a central island with storage and seating, forming a sociable focal point perfect for everyday dining and entertaining.
Finished with recessed ceiling spotlights and wood-effect flooring, the room is both bright and inviting, flowing seamlessly into the adjoining living space.
This impressive kitchen diner is immaculately maintained throughout, offering both style and functionality at the heart of the home.

Stairs & Landing
6'7 x 4'4 (2.01m x 1.32m)
A bright and well-presented staircase and first-floor landing, finished in neutral tones to create a clean and modern feel throughout. The carpeted staircase with white balustrade and glazed panels provides a stylish focal point, allowing light to flow freely through the space.
The landing area benefits from a side-facing window with fitted blinds, allowing for natural light and enhancing the sense of space. Finished with carpeted flooring for added comfort, the area provides access to all first-floor accommodation.
Additional features include recessed ceiling spotlights, maintaining a bright and contemporary finish.

Bedroom One
14'1 x 10'1 (4.29m x 3.07m)
A spacious and beautifully presented main bedroom, finished to a high standard with a bright and modern feel throughout. The room benefits from dual aspect windows with fitted blinds, allowing for an abundance of natural light and enhancing the overall sense of space.
Well-proportioned, the room comfortably accommodates a double bed along with a range of fitted bedroom furniture, including floor-to-ceiling wardrobes and matching units, providing excellent storage and practicality.
Finished in neutral tones with plush carpeted flooring, the room is further enhanced by recessed ceiling spotlights, creating a clean and contemporary atmosphere.
Additional features include wall-mounted radiators and ample floor space, making this a comfortable, stylish, and functional main bedroom, ideal for modern living.

Bedroom Two
7'11 x 8'10 (2.41m x 2.69m)
A well-presented and versatile second double bedroom, offering a bright and comfortable space ideal for a variety of uses. The room benefits from a large window with fitted blinds, allowing for an abundance of natural light and pleasant outlooks.
Well-proportioned, the room comfortably accommodates a double bed along with freestanding furniture, while maintaining a practical and flexible layout.
Finished in neutral tones with plush carpeted flooring, the space is enhanced by recessed ceiling spotlights, creating a modern and well-lit environment.
Additional features include a wall-mounted radiator and ample room for storage, making this a comfortable and adaptable double bedroom, suitable for family use, guests, or a nursery.

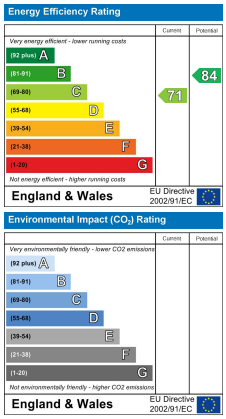
Bathroom
9'1 x 5'6 (2.77m x 1.68m)
A stylish and modern family bathroom, finished to a high standard with a contemporary design. The suite comprises a panelled bath with mixer tap, walk-in shower enclosure with glass screen and rainfall shower, low-level WC, and a vanity unit with integrated wash basin, providing both storage and practicality.
The room is fully tiled with large-format stone-effect wall tiles, creating a sleek and cohesive finish throughout. A frosted window allows for natural light while maintaining privacy, enhancing the bright and airy feel of the space.
Additional features include a heated towel rail, recessed ceiling spotlights, and a wall-mounted mirror, completing this well-appointed and functional bathroom.
Finished to an excellent standard, this space offers a clean, modern environment ideal for everyday family use.

External
A well-presented semi-detached home, occupying an elevated position and offering excellent kerb appeal. To the front, the property benefits from a double-width paved driveway, providing ample off-road parking for multiple vehicles, with a neat and low-maintenance approach and provides gated side access to the rear.
To the rear, the property features a pleasant and well-maintained garden, incorporating a patio pathway and artificial lawn, creating a clean and usable outdoor space. A single-storey rear extension with French doors enhances the ground floor accommodation while providing seamless access to the garden.
The property also offers excellent scope to extend to the side or rear (subject to the necessary planning permissions), making it an ideal opportunity for buyers looking to further enhance and add value.
Overall, the external areas provide a practical, well-proportioned, and versatile outdoor space, perfectly suited to modern living.

Tenure - Freehold
The property is listed as Freehold

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 residential property, for example a house or flat.
The amount you pay depends on:

Directions



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