MCDERMOTT & CO

THE PROPERTY AGENTS

£310,000

2 Simister Road, Failsworth, Manchester, M35 9GD

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McDermott & Co are proud to present this well maintained & extended three-bedroom semi-detached family home, occupying a highly sought-after position on Simister Road in Failsworth.

Offering approximately 1,094 sq ft of spacious and versatile accommodation, this home is ideal for growing families, first-time buyers and those seeking a property ready to move straight into. Well presented throughout, the property combines comfortable living space with modern fixtures and fittings, creating a home perfectly suited to contemporary lifestyles.

Briefly comprising a welcoming entrance porch and hallway, spacious lounge, modern fitted kitchen, separate dining room, contemporary ground floor shower room, three well-proportioned bedrooms and a family bathroom. The well-balanced layout provides excellent flexibility for everyday family living, whilst the abundance of natural light creates a bright and welcoming atmosphere throughout.

Porch
2'10 x 10'8 (0.86m x 3.25m)
A bright entrance porch with glazed windows and door, allowing plenty of natural light. Providing a useful space for coats and shoes, with a glazed internal door leading into the hallway.

Hallway
8'11 x 8'7 (2.72m x 2.62m)
A welcoming entrance hallway with fitted carpeting, radiator and ceiling light fitting. The staircase rises to the first floor, whilst built-in storage cupboards provide useful storage space.

A bright and practical entrance to the home.

Lounge
13'3 x 11'4 7'7 x 9'10 (4.04m x 3.45m 2.31m x 3.00m)
A spacious lounge offering excellent proportions and plenty of natural light from the large front-facing window. Benefiting from fitted carpeting, radiators, wall lighting and a feature stone fireplace, the room provides a comfortable and versatile living space.

A stud partition has been installed within the room, creating a separate section that can be utilised as a home office, study area, hobby space or additional storage area, depending on individual requirements. Offering scope for reconfiguration, the room provides flexibility to suit a variety of lifestyles.

Finished in neutral décor throughout, this generous reception room offers an excellent opportunity for buyers to personalise and adapt the space to their own needs.

Kitchen
10'9 x 10'0 (3.28m x 3.05m)
A well-presented fitted kitchen offering a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen benefits from an integrated double oven, electric hob, stainless steel sink and drainer unit, and space for freestanding appliances.

A window provides natural light, whilst ample cupboard and worktop space create a practical environment for everyday cooking. Further benefits include ceiling lighting, vinyl flooring and neutral décor throughout.

Well maintained and functional, the kitchen offers excellent storage and preparation space whilst complementing the accommodation on offer.

Dining Room
11'0 x 15'1 (3.35m x 4.60m)
A bright and spacious dining room benefitting from wood flooring, recessed spotlighting and a feature ceiling beam. Dual-aspect windows and a glazed door provide plenty of natural light and access to the garden.

Offering ample space for a dining table and chairs, this versatile room is ideal for family meals and entertaining.

Shower Room
11'3 x 3'7 (3.43m x 1.09m)
A modern and beautifully presented shower room fitted with a contemporary three-piece suite comprising a low-level WC, vanity wash hand basin with storage beneath and a spacious walk-in shower area with rainfall shower and separate handheld attachment.

Finished with attractive metro-style wall tiling, contemporary flooring, a chrome heated towel radiator and recessed spotlighting, the room offers a bright and stylish finish throughout. Well maintained and thoughtfully designed, this practical shower room perfectly complements the accommodation and is ideally suited to modern living.

Stairs & Landing
6'0 x 4'8 (1.83m x 1.42m)
A well-presented staircase with fitted carpeting and spindle balustrade rises to the first-floor landing. Benefiting from neutral décor and ceiling lighting, the landing provides access to all first-floor accommodation.

Bright and practical throughout, this space complements the well-maintained accommodation on offer and enhances the flow of the home.

Bedroom One
14'5 x 9'7 (4.39m x 2.92m)
A spacious double bedroom benefiting from a large bay window allowing plenty of natural light. The room features laminate flooring, a radiator and ceiling light fitting.

A range of fitted wardrobes and bedroom furniture provides excellent storage, whilst the generous proportions offer ample space for a double bed and additional furnishings. A bright and comfortable principal bedroom.

Bedroom Two
10'3 x 9'11 (3.12m x 3.02m)
A well-presented bedroom benefiting from a large window, fitted carpeting, a radiator and ceiling light fitting.

Fitted wardrobes and storage units provide excellent storage, making this a practical and versatile room ideal as a bedroom, nursery or home office.

Bedroom Three
6'9 x 8'8 (2.06m x 2.64m)
A well-presented single bedroom benefiting from a window, fitted carpeting, a radiator and ceiling light fitting.

A useful built-in wardrobe provides additional storage, making this an ideal bedroom, nursery or home office.

WC
6'2 x 2'7 (1.88m x 0.79m)
A separate WC fitted with a low-level WC. Benefiting from tiled walls, flooring and a frosted window providing natural light and ventilation.

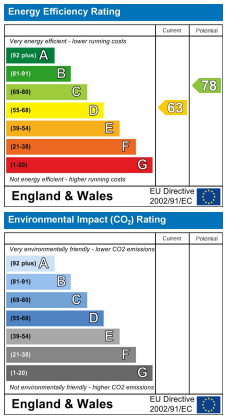
A practical addition to the accommodation, ideally serving the nearby shower room.

Shower Room
6'11 x 7'4 (2.11m x 2.24m)
A modern and beautifully presented shower room fitted with a contemporary vanity wash hand basin with storage beneath and a spacious walk-in shower with rainfall shower and separate handheld attachment.

The room benefits from attractive wall tiling, a chrome heated towel radiator, recessed spotlighting and a frosted window providing natural light and ventilation. A stylish and practical shower room, finished to a high standard throughout.

External
To the front, the property benefits from a well-maintained garden with mature shrubs, established planting and a paved pathway leading to the entrance. The attractive frontage creates excellent kerb appeal and enjoys a pleasant position within this popular residential location.

Directions



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