



MCDERMOTT & CO
THE PROPERTY AGENTS



£295,000 Offers Over

69 Clough Road, Failsworth, Manchester, M35 0RJ

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached family home, occupying a desirable position on the ever-popular Clough Road in Failsworth.

Finished to a high standard throughout, this impressive home offers spacious and versatile accommodation ideally suited to first-time buyers, young families and professionals alike. The property has been thoughtfully modernised by the current owners, creating a stylish home ready for immediate occupation.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge, stunning open-plan dining room, contemporary dining kitchen, utility room, three well-proportioned bedrooms, modern family bathroom and a useful loft room providing valuable additional space. The spacious front bedroom also gives options to be split which could benefit a fourth bedroom.

Hallway

7'4 x 4'0 (2.24m x 1.22m)
Leading from the entrance porch, this impressive hallway creates an excellent first impression of the home. Beautifully presented throughout, the space features solid wood flooring, recessed spotlighting and contemporary décor.

A particular feature is the striking staircase with oak handrails and glazed balustrades, adding a modern and stylish feel. A window to the side elevation provides natural light, whilst doors lead to the ground floor accommodation.

Lounge

19'8 x 10'4 (5.99m x 3.15m)
A spacious and beautifully presented lounge, flooded with natural light from the large front-facing window fitted with plantation shutters. Finished with solid wood flooring, contemporary lighting and neutral décor throughout, the room offers a bright and welcoming atmosphere.

A feature fireplace with decorative surround provides a focal point, whilst the generous proportions offer ample space for a range of seating arrangements. Open access to the adjoining dining area enhances the flow of the home, making it ideal for both everyday living and entertaining.

Dining Room

9'1 x 13'1 (2.77m x 3.99m)
A stunning dining room extension, flooded with natural light from two large Velux roof windows and French doors opening onto the rear garden. Beautifully presented throughout, the room benefits from solid wood flooring, recessed spotlighting and contemporary décor, creating a bright and spacious atmosphere.

Offering ample space for a large dining table and chairs, this impressive room is ideal for family meals and entertaining. The French doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces.

Dining Kitchen

14'5 x 12'4 (4.39m x 3.76m)
A stunning open-plan dining kitchen, beautifully presented and finished to a high standard throughout. The contemporary kitchen features a range of sleek high-gloss wall and base units, complemented by Quartz work surfaces and matching splashbacks.

A substantial central island provides excellent preparation space, an integrated sink unit and breakfast bar seating, creating a superb focal point to the room. Integrated appliances include double ovens, induction hob, fridge freezer and dishwasher, whilst ample storage is provided throughout.

Benefiting from wood-effect flooring, recessed spotlighting, feature pendant lighting and a window overlooking the rear garden, the room enjoys a bright and modern feel. French doors provide direct access to the rear garden, whilst ample space is available for dining and entertaining.

Utility

8'3 x 7'9 (2.51m x 2.36m)
A useful and well-presented utility room providing additional storage and laundry space. Benefiting from solid wood flooring, feature pendant lighting and contemporary décor throughout, the room complements the stylish finish found elsewhere in the home.

A dedicated utility cupboard houses the washing machine and tumble dryer, helping to keep the main living areas clutter free. Practical and functional, this useful space is ideally suited to modern family living.

Stairs & Landing

4'3 x 6'8 (1.30m x 2.03m)
A beautifully presented staircase with oak handrails and glazed balustrades rises to the first-floor landing, creating a striking feature within the home. Benefiting from solid wood flooring, recessed spotlighting and contemporary décor throughout, the space enjoys a bright and modern feel.

The landing provides access to all first-floor accommodation and benefits from a useful loft access hatch. Beautifully maintained throughout, this impressive area continues the high standard of presentation found throughout the property.

Bedroom One

14'3 x 12'1 (4.34m x 3.68m)
A spacious principal bedroom benefiting from dual-aspect windows to the front and side elevations, allowing an abundance of natural light throughout. The room features contemporary flooring, a radiator and ceiling light fitting.

Offering ample space for a double bed and additional furnishings, this bright and well-presented bedroom enjoys a comfortable and airy feel. Beautifully decorated in neutral tones, it provides an excellent principal bedroom perfectly suited to modern family living.

Bedroom Two

10'3 x 14'4 (3.12m x 4.37m)
A spacious double bedroom, beautifully presented and flooded with natural light from the window to the front elevation and French doors opening onto a Juliet balcony overlooking the rear. The room benefits from fitted carpeting, a radiator and feature chandelier lighting, creating a bright and comfortable atmosphere throughout.

Offering ample space for a double bed and additional furniture, the room also benefits from fitted wardrobes providing excellent storage. Beautifully maintained and finished in neutral tones, this impressive bedroom is perfectly suited to modern family living

Bedroom Three

8'10 x 10'5 (2.69m x 3.18m)
A well-presented bedroom benefiting from a large window overlooking the rear garden, allowing plenty of natural light throughout. The room features contemporary flooring, a radiator and feature light fitting.

Offering space for a bed and additional furniture, this bright and versatile room is ideal as a bedroom, nursery or home office. Enjoying pleasant views over the surrounding greenery, it provides a comfortable and flexible space within the home.

Bathroom

5'6 x 6'8 (1.68m x 2.03m)
A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, vanity wash hand basin with storage beneath and a low-level WC.

The room benefits from contemporary full-height wall tiling, tiled flooring, a heated towel radiator, illuminated mirror and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish bathroom offers a bright and practical space for everyday family living.

Loft Room

9'7 x 12'6 (2.92m x 3.81m)
A useful converted loft room providing excellent additional space, ideal for storage, a dressing room, hobby room or home office. Accessed via a fixed staircase, the room benefits from fitted carpeting, recessed spotlighting and a Velux roof window allowing plenty of natural light.

Directions

