



MCDERMOTT & CO
THE PROPERTY AGENTS



£575,000 Offers Over

10 Lime Lane, Failsworth, Manchester, M35 9WA

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McDermott & Co are proud to present this exceptional four-bedroom detached family home, occupying a substantial plot on the highly sought-after Lime Lane in Failsworth.

Beautifully presented throughout and offering spacious, versatile accommodation, this impressive home is perfectly suited to growing families seeking both comfort and practicality. Finished to a high standard with quality fixtures and fittings throughout, the property is ready for immediate occupation.

Briefly comprising a welcoming entrance hallway, elegant lounge, formal dining room, stunning fitted kitchen, utility room, ground floor WC, four well-proportioned bedrooms, with en-suite shower room to master and a beautifully appointed family bathroom. Generous room sizes, tasteful décor and an abundance of natural light combine to create a warm and inviting family home.

Hallway

14'7 x 2'1 (4.45m x 0.64m)
A welcoming and well-presented entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Benefiting from wood flooring, a radiator, feature ceiling lighting and neutral décor throughout, the space creates an excellent first impression upon entering the home.

The carpeted staircase rises to the first-floor landing, whilst the hallway provides a bright and practical space that enhances the flow of accommodation throughout the property.

Lounge

17'7 x 10'8 (5.36m x3.25m)
A spacious and elegant lounge, beautifully presented throughout and offering an excellent space for both relaxing and entertaining. A large bay window to the front elevation floods the room with natural light, whilst attractive views over the surrounding area enhance the bright and airy feel.

The room benefits from fitted carpeting, radiators, feature chandelier lighting and decorative ceiling roses, creating a sense of character and charm. A feature fireplace with traditional surround provides a focal point to the room, whilst the generous proportions comfortably accommodate a variety of furniture arrangements.

Open access leads through to the dining room, creating a superb flow for family living and entertaining whilst retaining the feel of a separate reception room.

Dining Room

9'1 x 10'4 (2.77m x 3.15m)
A beautifully presented formal dining room, offering an ideal space for family meals and entertaining guests. Flooded with natural light from the sliding doors opening onto the rear patio, the room enjoys a bright and welcoming atmosphere throughout.

Benefiting from fitted carpeting, a radiator, feature chandelier lighting and neutral décor, the room comfortably accommodates a large dining table and chairs. Glazed double doors provide access to the adjacent reception room, creating a flexible layout for both everyday living and special occasions.

A spacious and elegant entertaining space that perfectly complements the family accommodation on offer.

Kitchen

11'1 x 14'10 (3.38m x 4.52m)
A beautifully appointed and spacious fitted kitchen, finished to an excellent standard and offering a comprehensive range of shaker-style wall and base units complemented by polished granite work surfaces and metro-tiled splashbacks.

The kitchen incorporates a traditional Belfast sink, range-style cooker with extractor above and a range of integrated appliances, whilst dual-aspect windows flood the room with natural light and provide pleasant views over the surrounding gardens. Further benefits include tiled flooring, feature chandelier lighting and ample storage throughout.

Beautifully presented and thoughtfully designed, this impressive kitchen combines style and practicality, creating the perfect space for everyday family living and entertaining.

Office/Study

11'2 x 7'6 (3.40m x 2.29m)
A useful and versatile office/study, ideally suited to modern home working. Enjoying natural light from a window overlooking the front elevation, the room benefits from fitted carpeting, a radiator and feature

chandelier lighting.

Offering ample space for a desk and office furniture, the room provides a comfortable working environment whilst also lending itself to a variety of alternative uses including a hobby room, reading room or occasional bedroom. Well presented throughout, this practical space further enhances the flexibility of the accommodation on offer.

WC

4'11 x 2'9 (1.50m x 0.84m)
A stylish and beautifully presented WC, fitted with a contemporary two-piece suite comprising a low-level WC and vanity wash hand basin with storage beneath.

The room benefits from attractive half-height tiled walls, a chrome designer radiator, wall-mounted mirror and contemporary lighting. Finished in neutral tones throughout and maintained to a high standard, this practical space perfectly complements the quality and style found elsewhere within the home.

Utility

4'10 x 8'1 (1.47m x 2.46m)
A useful and well-presented utility room fitted with a range of base units, complementary work surfaces and a stainless-steel sink and drainer unit. Providing dedicated space and plumbing for both a washing machine and tumble dryer, the room offers excellent additional storage and workspace, helping to keep the main kitchen free from clutter.

Further benefits include tiled splashbacks, ceiling lighting and housing for the wall-mounted boiler. A practical addition to the home, perfectly suited to modern family living.

Stairs & Landing

A well-presented staircase with fitted carpeting and spindle balustrade rises to the first-floor landing. Beautifully maintained throughout, the space benefits from ceiling light fittings, a radiator and neutral décor, creating a bright and welcoming feel.

The landing provides access to all four bedrooms and the family bathroom, whilst a window allows for plenty of natural light. A practical and spacious central area that complements the excellent flow of the accommodation throughout the home.

Bedroom One

9'8 x 13'1 (2.95m x 3.99m)
A spacious and beautifully presented master bedroom, enjoying a large bay window fitted with Venetian blinds, allowing for an abundance of natural light whilst creating an attractive focal point within the room.

Generously proportioned throughout, the room benefits from fitted carpeting, a radiator and an elegant ceiling light fitting. A range of fitted wardrobes provides excellent storage and practicality, whilst ample floor space comfortably accommodates a king-size bed and additional bedroom furniture.

Finished in neutral tones throughout, this bright and welcoming room offers a relaxing retreat and is further enhanced by access to a stylish en-suite shower room.

En-Suite

4'8 x 7'10 (1.42m x 2.39m)
A beautifully presented en-suite shower room, finished to a high standard with contemporary fixtures and fittings throughout. Comprising a walk-in shower enclosure with mains-fed rainfall shower and separate handheld attachment, concealed-cistern WC and a stylish vanity wash hand basin with integrated storage.

Directions

