MCDERMOTT & CO

THE PROPERTY AGENTS







£280,000

291 Lord Lane, Manchester, Greater Manchester, M35 0PQ

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McDermott & Co are proud to present this attractive three-bedroom semi-detached home, occupying a popular position on Lord Lane, Failsworth. Offering spacious accommodation throughout, this well-proportioned property presents an excellent opportunity for first-time buyers, young families and investors alike and further benefits from being a chain free property.

The accommodation briefly comprises an entrance hallway, spacious lounge and an open-plan kitchen/dining room. To the first floor are three bedrooms and a family bathroom, all benefitting from an abundance of natural light and practical living space.

A particular feature of the property is the excellent potential on offer, allowing purchasers the opportunity to modernise and personalise to their own requirements whilst creating a fantastic long-term family home.

Hallway
5'9 x 13'2 (1.75m x 4.01m)
A hallway featuring wood-effect flooring, decorative wall coverings and a staircase rising to the first floor with fitted carpeting and painted balustrading. Benefiting from a radiator and ceiling light fitting, the hallway provides access to the ground-floor accommodation.

A particular feature is the leaded double entrance doors, allowing plenty of natural light into the space.

Lounge
10'9 x 9'6 (3.28m x 2.90m)
A spacious open-plan lounge and sitting area featuring wood-effect flooring, two decorative ceiling light fittings and radiators. A striking feature fireplace with ornate surround creates an attractive focal point, whilst the room enjoys an abundance of natural light from the front-facing bay window with decorative leaded detailing.

A particular feature is the elegant arched opening with decorative columns, creating a seamless flow between the living spaces and enhancing the sense of space throughout. Offering ample room for a range of lounge furniture, this versatile reception room is ideal for both everyday living and entertaining.

Dining Room
10'0 x 11'1 (3.05m x 3.38m)
A spacious open-plan dining room featuring wood-effect flooring, a decorative ceiling light fitting and a radiator. Benefiting from French doors opening directly onto the rear garden, the room enjoys plenty of natural light and provides ample space for a family dining table and chairs.

Open-plan to the kitchen, the room creates a sociable layout ideally suited to modern family living and entertaining, whilst the generous proportions offer flexibility for both dining and additional seating if required.

Kitchen
6'6 x 9'6 (1.98m x 2.90m)
A fitted kitchen comprising a range of wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space for additional appliances.

Benefiting from tiled flooring, recessed spot lighting and a rear-facing window allowing plenty of natural light, the kitchen offers ample storage and workspace. Open-plan to the dining room through an attractive archway with decorative detailing, creating a sociable layout suited to modern family living and entertaining.

Stairs & Landing
3'7 x 8'2 (1.09m x 2.49m)
A staircase with fitted carpeting rises from the entrance hallway to the first-floor landing, featuring painted balustrading and decorative wall coverings. Benefiting from ceiling lighting and a useful built-in storage cupboard, the landing provides access to all first-floor accommodation.

Bright and practical throughout, the landing offers a central connection between the bedrooms and shower room, whilst the decorative wall finish adds character to the space.

Bedroom One
11'2 x 10'11 (3.40m x 3.33m)
A spacious double bedroom featuring a front-facing bay window allowing plenty of natural light. 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 and storage units, providing excellent built-in storage. Bright and well proportioned throughout, this attractive bedroom is ideally suited as the principal bedroom.

Bedroom Two
11'1 x 10'4 (3.38m x 3.15m)
A spacious double 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 range of fitted wardrobes and overhead storage cupboards, providing excellent built-in storage. Bright and well proportioned throughout, this comfortable bedroom is ideal for family members or guests.

Bedroom Three
6'11 x 6'11 (2.11m x 2.11m)
A single bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional furniture.

Ideal as a child's bedroom, nursery, dressing room or home office, this bright and versatile room provides flexible accommodation to suit a variety of requirements.

Bathroom
6'11 x 7'6 (2.11m x 2.29m)
A family bathroom fitted with a three-piece suite comprising a panelled corner bath with shower over and glazed shower screen, wall-mounted wash hand basin and low-level WC. Complemented by full-height wall tiling, tiled flooring, recessed spot lighting, a chrome heated towel rail and a frosted rear-facing window providing natural light and ventilation.

Bright and practical throughout, the bathroom offers a modern finish and comfortably serves the first-floor accommodation.

External
To the front, the property benefits from a concrete driveway providing off-road parking, together with a pathway leading to the entrance porch and access to the detached garage positioned to the rear. Mature planting and boundary fencing enhance the overall appeal of the plot.

To the rear, the property enjoys a generous enclosed garden, offering excellent potential for landscaping and improvement. Predominantly laid to lawn with a variety of mature shrubs, trees and planting, the garden provides a private outdoor space ideal for family enjoyment. Steps lead from the rear entrance down into the garden, while the detached garage offers valuable storage, workshop space or secure parking.

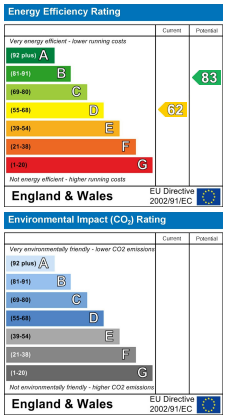
A substantial outdoor space that perfectly complements the accommodation on offer and provides excellent potential for further enhancement.

Garage
8'2 x 15'8 (2.49m x 4.78m)
A useful garage accessed via an up-and-over door and driveway access, providing valuable storage space for tools, bicycles, gardening equipment and household items. Benefiting from power, lighting and fitted shelving, the garage offers excellent practicality and additional storage.

Positioned to the rear of the property, the garage complements the outdoor space and provides secure off-road storage and parking, a valuable addition to the accommodation on offer.

Tenure - Freehold
The property is listed as Freehold

Directions



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