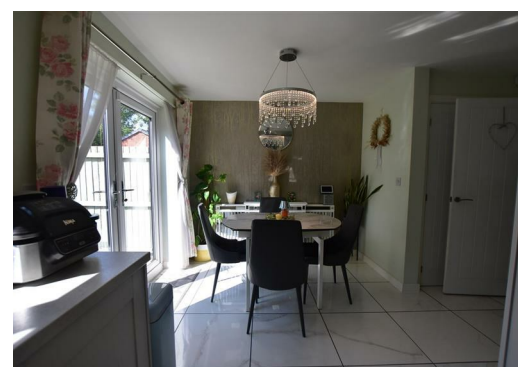




Lodge Hall Drive, Failsworth, M35 0PD

£270,000

GUIDE PRICE £270,000 - £280,000 - Property perspective are delighted to offer this modern 3 bedroom semi detached property situated on a popular development within good distance to Manchester City Centre. Items of note include a modern dining kitchen with French doors to rear. Well presented gardens plus off road parking.



61 Lodge Hall Drive, Failsworth, M35 0PD

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front with a single internal garage.

Tenure - Freehold
Council Tax - Band C

The property comprises

Ground Floor

Entrance Hall

Lounge 13'2" x 12'0" (4.02m x 3.68m)

Featuring walk in bay window plus fitted flooring.

Dining Kitchen 16'8" x 12'6" (5.10m x 3.83m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. Integrated oven, hob, hood and fridge freezer. French doors to rear plus fitted flooring.

WC 6'6" x 3'6" (2.00m x 1.08m)

Featuring modern white sanitary ware plus tiling.

First Floor

Landing

With fitted flooring.

Bedroom 1 11'10" x 8'8" (3.62m x 2.66m)

With fitted flooring.

En Suite 7'8" x 4'7" (2.36m x 1.40m)

Featuring modern white sanitary ware, tiling, shower and chrome ladder radiator.

Bedroom 2 10'4" x 9'5" (3.15m x 2.89m)

With fitted flooring.

Bedroom 3 7'10" x 6'6" (2.40m x 2.00m)

With fitted flooring.

Bathroom 6'8" x 6'2" (2.05m x 1.90m)

Featuring modern white sanitary ware, tiling, shower and chrome ladder radiator.

External

