



MCDERMOTT & CO

THE PROPERTY AGENTS



£1,300 Per Month

70 Medlock Road, Woodhouses, Failsworth, M35 9WN

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****TWO BEDROOM COTTAGE** **CONSERVATORY** **MODERN INTERIOR** **WOODHOUSES VILLAGE** **REAR GARDEN** **FOUR PIECE BATHROOM** **IDEAL FOR FAMILIES** **LET FULLY FURNISHED** ****

Presenting to the market this two bedroom family cottage located in the desirable Woodhouses Village. Benefitting from a rear added conservatory to offer ample living space, this deceptively spacious property with modern interior throughout also comprises of entrance lounge, contemporary kitchen/breakfast room with double doors leading through to a conservatory with access to a well maintained rear garden. To the first floor are two double bedrooms and large four piece bathroom.. Externally presents gated yard to the front and street parking. Warmed by gas central heating and UPVC double glazing throughout. In close proximity to nearby schools and other village amenities, and bus routes can be accessed to Manchester City Centre. Families can enjoy Daisy Nook and Crime Lake which is a 2 minute drive. Working tenants only and pets are not allowed.

Lounge

16'4 x 13'9 (4.98m x 4.19m)

Entrance to property, front facing window, shutter blinds, laminate flooring, radiator, spotlights, open fire feature with surround and hearth, TV point, door leading into kitchen.

Kitchen/Breakfast Room

8'4 x 13'9 and 7'6 x 13'9 (2.54m x 4.19m and 2.29m x 4.19m)

Range of wall and base units in white gloss, complimentary quartz worktops, tiled/ quartz splashback, integrated single oven with gas hob and extractor over, inset sink with mixer tap over, opening for washer and American fridge/freezer, laminate flooring, spotlights, double doors leading into conservatory, stairs off to first floor, under stair storage, radiator, neutral décor.

Conservatory

5'9 x 13'9 (1.75m x 4.19m)

Rear facing, double doors out to rear, UPVC widows with fitted blinds, tiled flooring, radiator, neutral décor.

Stairs

Carpeted, access to landing and first floor rooms, storage cupboard.

Bedroom 1

6'7 x 13'9 (2.01m x 4.19m)

Front facing window, shutter blinds, carpeted, TV point radiator, neutral décor.

Bedroom 2

8'3 x 13'9 (2.51m x 4.19m)

Rear facing window, shutter blinds, carpeted, TV point radiator, neutral décor.

Family Bathroom

8'4 x 6'4 (2.54m x 1.93m)

Four piece suite in white, WC, sink basin, fitted bath, thermostatic shower enclosure with glass door and screen, chrome heated towel rail, fully tiled walls and flooring, fitted Tv screen, neutral décor.

Externally

Front gated paved yard, rear garden with artificial lawn and rear gate.

Directions

