



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£239,950**

6 Kensington Road, Failsworth, Manchester, M35 9HX

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**\*\*CHAIN FREE\*\* \*\*TRUE BUNGALOW\*\* \*\*TWO BEDROOMS\*\* \*\*CONSERVATORY\*\* \*\*DRIVEWAY\*\* \*\*GARAGE\*\* \*\*LOFT STORAGE\*\***

McDermott & Co present to the market this two bedroomed semi detached true bungalow in the popular residential area of Failsworth. Benefitting from no onward chain this spacious home briefly comprises of entrance porch, hallway, lounge, kitchen, large conservatory, two bedrooms one complete with fitted wardrobes, drawers and dressing table and shared family bathroom. Externally offers a mature garden space surrounding the property with driveway and separate garage. Gated access to a well maintained rear garden with paved area and raised garden bed. Loft with ladders, fully boarded and velux window. Warmed by gas central heating and UPVC double glazing throughout. Located in close proximity to local schools, amenities and public transport links such as bus and tram. 3 minute drive to Daisy Nook Country Park with access to some scenic walk routes and garden centre. Viewings are highly recommended.

## Entrance Porch

Entrance porch, tiled flooring.

## Hallway

9'9 x 4'5 (2.97m x 1.35m)

Carpeted, radiator, telephone point, neutral decor, loft access.

## Lounge

14'10 x 12'10 (4.52m x 3.91m)

Front facing into bay window, carpeted, radiator, gas fire with surround and hearth, neutral decor.

## Kitchen

7'8 x 12'0 (2.34m x 3.66m)

Rear facing, range of fitted wall and base units in Cherrywood finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and gas hob with extractor hood over, tiled splashback, partly tiled walls, plumbing for washer, vinyl flooring, radiator, spotlights, neutral decor.

## Bedroom One

11'2 x 9'11 (3.40m x 3.02m)

Front facing into bay window, carpeted, radiator, neutral decor.

## Bedroom Two

11'6 x 9'11 (3.51m x 3.02m)

Rear facing, carpeted, radiator, fitted wardrobes, drawers and dressing table, neutral decor.

## Bathroom

8'4 x 4'4 (2.54m x 1.32m)

Rear facing, three piece bathroom suite in white comprising sink and toilet, shower over bath, radiator, fully tiled walls, vinyl flooring.

## Conservatory

9'9 x 17'5 (2.97m x 5.31m)

Rear facing, partly White UPVC, laminate flooring, wall light, radiator, neutral decor, patio doors leading to rear garden.

## Loft Room

Access via ladders, loft has a velux window and is fully boarded.

## Externally

To the front of the property there is a front garden with stoned area and paved driveway down the side of the property to garage, to the rear a private mature garden with decked area and raised garden bed and paved area.

## Tenure

Leasehold starting from 6th April 1957 for 909 years. ground rent is £6 per annum.

## Stamp Duty

## Directions

