



MCDERMOTT & CO

THE PROPERTY AGENTS



£294,999

26 Waterfield Way, Failsworth, Manchester, M35 9GE

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****SEMI DETACHED** **IDEAL FOR FAMILIES** **DINING AREA** **CONSERVATORY** **GARAGE** **DRIVEWAY** **WILLOW PARK ESTATE****

McDermott & Co bring to the market this three bedroomed semi detached property situated in the sought after area of Willow Park Estate, Failsworth. Benefitting from partly UPVC double glazing throughout and gas central heating, this property briefly comprises of entrance hallway, lounge, dining area, kitchen opening into a cosy conservatory with patio doors out to the rear garden, to the first floor three bedrooms and family bathroom. Externally presents driveway for two cars and detached garage and to the rear a private rear garden with decked, paved area, raised decked, paved and artificial grassed areas. Summerhouse with electrics and tv point. Waterfield Way has proven to be a popular area for families and home movers looking to up size. In close proximity to local primary and secondary schools such as Co-Op Academy, nearby shops and amenities. Hollinwood Tram Stop is a 5 minute drive for links between Oldham Town and Manchester City Centre where you will also find access to the M60 for motorway routes.

Entrance Hall

6'2 x 3'9 (1.88m x 1.14m)

Entrance hall to the side of the property with stairs off and leading into lounge, laminate flooring, radiator, neutral decor.

Lounge

13'11 x 11'6 (4.24m x 3.51m)

Front facing into bay, laminate flooring, gas fire with surround and hearth, tv point, radiator, neutral decor, under stairs storage cupboard.

Dining Area

9'10 x 7'2 (3.00m x 2.18m)

Front facing, laminate flooring, radiator, neutral decor, double doors leading into kitchen.

Kitchen

9'3 x 7'5 (2.82m x 2.26m)

Rear facing, range of fitted wall and base units in cream gloss finish with complimentary black worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, plumbing for washer, vinyl flooring, spotlights, integrated slimline dishwasher, neutral decor.

Conservatory

12'6 x 9'4 (3.81m x 2.84m)

Rear facing, white upvc, radiator, vinyl flooring, wall light, neutral decor, double patio doors leading to rear garden.

Stairs

Stairs leading to all first floor rooms, carpeted, window to the top of the stairs, neutral decor.

Bedroom One

12'8 x 8'6 (3.86m x 2.59m)

Front facing into bay, laminate flooring, radiator, free standing wardrobes, two free standing set of drawers, two free standing bedside drawers, neutral decor.

Bedroom Two

10'7 x 8'4 (3.23m x 2.54m)

Front facing, carpeted, radiator, neutral decor.

Bedroom Three

9'6 x 6'3 (2.90m x 1.91m)

Rear facing, laminate flooring, radiator, built in wardrobes, storage cupboard, neutral decor.

Family Bathroom

5'7 x 6'3 (1.70m x 1.91m)

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

Externally

To the front there is a double driveway and detached garage and a private rear garden with decked, paved area, raised decked, paved and artificial grassed areas. Summerhouse with electrics and tv point.

Tenure

We have been advised by the vendors that the property is Leasehold for 999 years starting from 1/2/1991 with Ground Rent of £50.00 per annum.

Stamp Duty

Directions

