



MCDERMOTT & CO

THE PROPERTY AGENTS



£1,200 Per Month

94 Medlock Road, Woodhouses, Failsworth, Manchester, M35 9WN

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Mcdermott & Co., offer to the rental market this two bedroom traditional cottage property with traditional features throughout, the property is set in the very popular woodhouses village and very convenient for all local amenities including bus routes, access to the motorway network etc., The property is warmed by gas central heating and has upvc gas central heating, briefly comprising of: Entrance porch, lounge with log burner, fitted kitchen with integrated dishwasher and other appliances, there is also a rear porch with space to accommodate another appliance like a tumble dryer. To the first floor is a double bedroom with fitted furniture and second single bedroom, three piece bathroom suite. Externally the property has a small garden area to front and rear garden laid to artificial lawn with a shed, there is side walking access to the property. **WORKING TENANTS ONLY, NO PETS**

Porch

Entrance porch leading into lounge, ceramic tiled flooring, neutral decor.

Lounge

13'3" x 15'2" (4.04 x 4.62)

Front facing into bay window, carpeted, bare brick open fire with log burner, TV point, radiator, wooden beams, neutral decor.

Kitchen/Dining

8'6" x 15'3" (2.59 x 4.65)

Rear facing, range of fitted wall and base units in wood finish with complimentary black worktops. Inset sink and drainer with mixer taps over, rear facing window with sink, built in electric oven and ceramic hob with extractor hood over, tiled flooring, spotlights, radiator, neutral decor, stairs to first floor.

Stairs

Stairs off kitchen, carpeted, neutral decor, leading to all first floor rooms, side facing window on landing.

Bedroom 1

8'2" x 15'2" (2.49 x 4.62)

Front facing with window, carpeted, radiator, TV point, neutral decor, wooden ceiling beams.

Bedroom 2

10'1" x 7'3" (3.07 x 2.21)

Rear facing with window, carpeted, radiator, neutral decor, wooden ceiling beam.

Family Bathroom

6'3" x 7'8" (1.91 x 2.34)

Rear facing with small window, three piece bathroom suite in white comprising vanity sink and toilet, electric shower over bath, radiator, part tiled walls and fully tiled flooring, neutral decor.

Externally

Front private garden area with gate and rear private garden area with artificial grass.

Directions

