



MCDERMOTT & CO
THE PROPERTY AGENTS



£280,000

185 Roman Road, Failsworth, Manchester, M35 9LP

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McDermott & Co are pleased to bring to the market this three bedroomed mid terrace property. Having been renovated to a high specification whilst retaining many original features. Benefiting from upvc double gazing and warmed by gas central heating and providing a modern and contemporary spacious property with high ceilings creating light and airy living. An ideal opportunity to purchase a move in ready home.

The ground floor comprise of entrance vestibule into hallway with stairs off, lounge with feature fire place and log burner, double doors open up into the modern dining kitchen with central island and doors out to rear garden, utility room and downstairs wc. The first floor landing leads to three double bedrooms, with walk in wardrobe to the master and a separate modern walk in shower room. Stairs lead off landing to the second floor which is a good sized loft room would suit a variety of uses such as home office.

The external areas provide a small garden area to the front with artificial grass and stone stairs. To the rear there is an outdoor covered seating area / snug, artificial grassed lawn with border garden and storage out houses.

Entrance Vestibule

3'8 x 4'5 (1.12m x 1.35m)

Entrance vestibule, carpeted, partly panelled wall.

Hallway

3'7 x 10'10 (1.09m x 3.30m)

Hallway leading into kitchen/diner and stairs off, Karndean flooring, radiator, partially panelled walls.

Lounge

12'4 x 12'7 (3.76m x 3.84m)

Front facing, Karndean flooring, fire inset with tiled hearth with log burner, double sliding doors into kitchen/diner.

Kitchen/Diner

12'0 x 14'2 (3.66m x 4.32m)

Rear facing, range of fitted wall and base units in soft grey finish with complimentary white marble worktops. Integrated electric oven and induction hob with extractor hood over, integrated microwave, integrated fridge freezer, free standing wine cooler, radiator, Karndean flooring, neutral decor, understairs storage cupboard, double doors to rear garden.

Kitchen Island - dark grey base units, white marble worktop, sink, integrated dishwasher. overlap for breakfast bar seating.

Utility Room

8'0 x 6'8 (2.44m x 2.03m)

Range of fitted wall and base units in soft grey finish with white worktops, plumbing for washer, Karndean flooring, spotlights, neutral decor.

Downstairs WC

6'1 x 2'10 (1.85m x 0.86m)

Rear facing, two piece bathroom suite in white comprising slimline vanity sink and toilet, storage cupboard, partly tiled walls, Karndean flooring, spotlights, neutral decor.

Stairs to first floor and Landing

Stairs to first floor, runner carpet, partially panelled walls, neutral decor - landing - carpeted, partly panelled walls, storage cupboard, neutral decor.

Bedroom One

10'5 x 12'7 (3.18m x 3.84m)

Front facing, carpeted, cast iron fireplace, storage cupboards, sliding doors in walk in wardrobe.

Walk in Wardrobe

5'2 x 9'0 (1.57m x 2.74m)

Front facing, carpeted, neutral decor.

Bedroom Two

10'10 x 8'7 (3.30m x 2.62m)

Rear facing, wooden flooring, radiator, feature panelled wall, neutral decor.

Bedroom Three/Office

8'0 x 9'10 (2.44m x 3.00m)

Rear facing, laminate flooring radiator, neutral decor.

Directions

