



27 Paddock Lane

Failsworth, Manchester, M35 0NY

Offers Over £200,000



*****SEMI DETACHED***DRIVEWAY***EXTENDED***OFFICE ROOM***CONSERVATORY***LARGE GARDEN***FABULOUS LOCATION***FREEHOLD*** Cousins Estate Agents are please to present this EXTENDED TWO BEDROOM semi-detached home conveniently situated in a desirable area of Failsworth, Manchester.**

Situated close to excellent schools, shopping and local amenities this well-presented property offers an opportunity to the growing family looking for a home bursting with potential!

The internal accommodation briefly comprises: Hallway Entrance with staircase to the first floor, Sizeable front Living room, Modern Bathroom, Kitchen/Diner with the garage being (mainly) converted into a convenient office/room, Large conservatory with additional kitchen units and utilities. Upstairs, are two bedrooms and additional eaves storage.

Externally, there is a front garden with driveway and to the rear an extensive decked garden.



Entrance Hall 6'6"*5'6" (2*1.7)

Living Room 11'9"*13'11" (3.6*4.25)

Kitchen/Diner 17'10"*8'4" (5.46*2.56)

Bathroom 5'6"*6'4" (1.68*1.95)

Office 13'1"*7'3" (4*2.23)

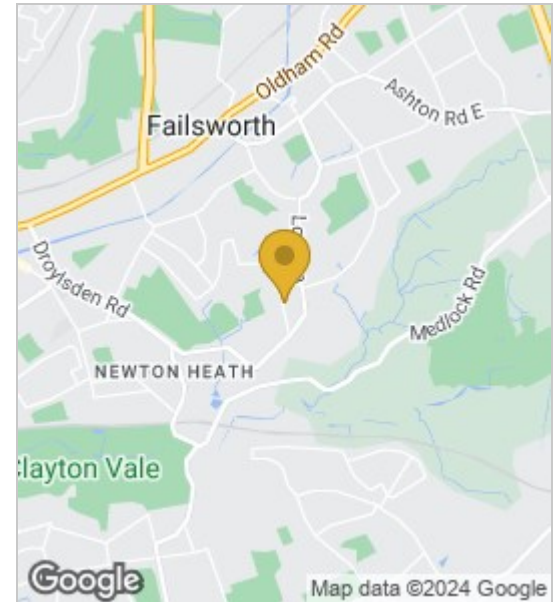
Garage/Storage

Bedroom 1 11'11"*10'9" (3.64*3.28)

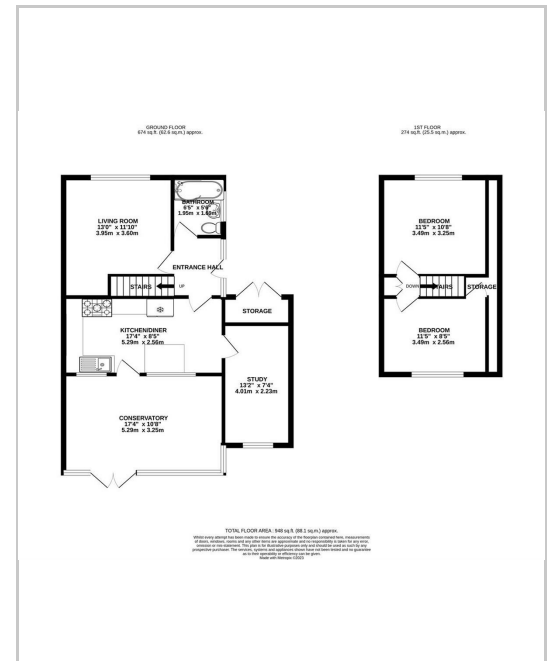
Bedroom 2 11'11"*8'4" (3.64*2.556)

Council Tax Band: C

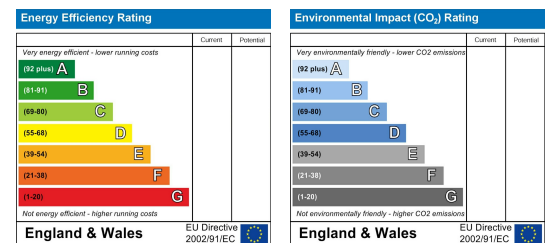
Area Map



Floor Plans



Energy Efficiency Graph



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