



71 Alan Avenue

Failsworth, Manchester, M35 0PU

Offers Around £270,000

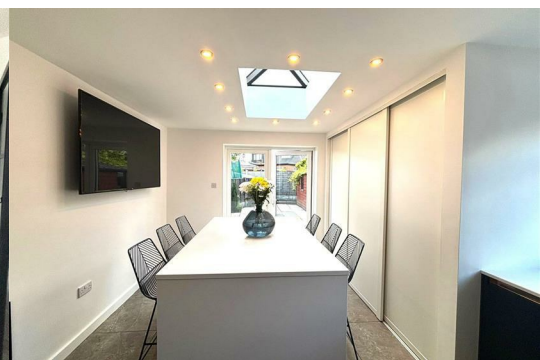


Welcome to Alan Avenue, Failsworth, Manchester - a charming location perfect for those seeking a peaceful retreat. This superbly presented semi-detached bungalow offers a delightful living experience with its contemporary styling and thoughtful features.

The property has been fully refurbished throughout with the added extras of a new kitchen with quartz worktops, kitchen island and roof lantern, New boiler, Full rewire and New floor tiles throughout.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or guests staying over.

One of the highlights of this bungalow is the extended kitchen, perfect for whipping up delicious meals and creating lasting memories. The modern media wall adds a touch of



Porch

Entrance Hallway 9'10"*5'11" (3*1.81)

Living room 15'1"*14'1" (4.6*4.3)

Kitchen/Diner 17'5"*11'11" (5.32*3.65)

Bedroom 1 11'5"*9'8" (3.5*2.95)

Bedroom 2 8'10"*10'4" (2.7*3.15)

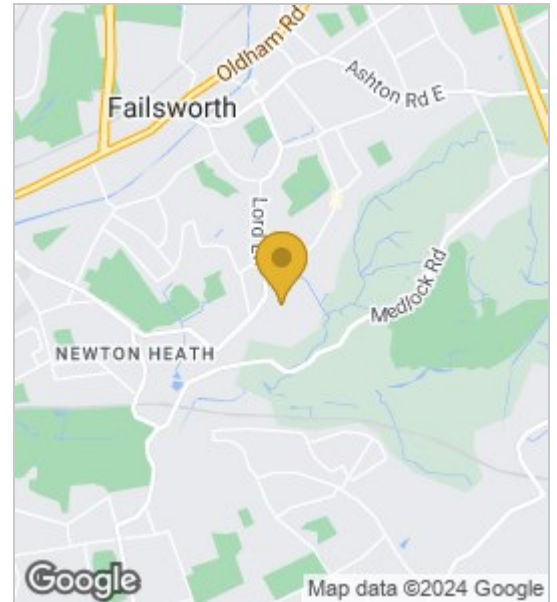
Bedroom 3 9'0"*8'5" (2.745*2.567)

Bathroom 7'2"*6'2" (2.2*1.9)

Council Tax band C

Tenure: Freehold

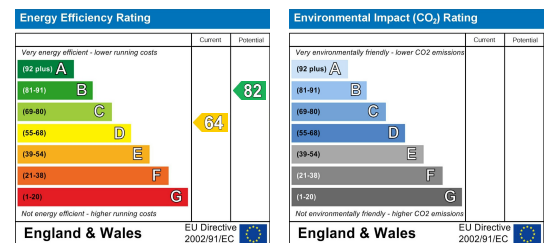
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

