



18 Cambridge Road

Failsworth, Manchester, M35 0QR

Asking Price £385,000



*****UNIQUE OPPORTUNITY***MASSIVELY EXTENDED***IMMACULATE THROUGHOUT***FIVE BEDROOMS***FOUR BATHROOMS***UTILITY ROOM***LARGE DRIVEWAY***EXPANSIVE LOFT ROOM*****

Cousins Estate Agents are delighted to present this LUXURIOUS EXTENDED FIVE BEDROOM SEMI-DETACHED HOME centrally located in popular Failsworth, Manchester.

The property has been massively extended to all sides with a spacious loft installed, and has been immaculately finished in a contemporary style, including ceramic floors, contemporary integrated kitchen with Corian worktops and Siemen appliances, bi-fold garden doors to create an ideal home/garden symbiance, featured bathrooms, chrome switches and plugs throughout.

The property has been fitted cctv front and rear.



Entrance Hall 13'1"*16'2" (4*4.93)

Lounge/Dining room 20'9"*13'1" (6.35*4)

Beautiful Lounge/Living area with views to the front. Power and TV chrome switches and sockets installed. Feature wall with central log burner installed. Dining area. Retro-styled radiators. Two central light fittings.

Kitchen/Diner 17'3"*13'7" (5.27*4.157)

Immaculately installed contemporary kitchen with all mod cons. This stunning kitchen has Corian worktops & Siemen Integrated appliances including full-height fridge & freezer. Two ovens, Dishwasher, Wine cooler, Induction hob with extractor. A central peninsula complements the kitchen with built-in sink and three feature lamps overhead. There are spotlights to all areas of the kitchen/Living area. Ceramic floor tiles and chrome switches and sockets complete the contemporary look.

Kitchen/Living area

The kitchen has been extended with a stunning tri-fold opener creating a fusion of garden and home! There are skylights lending additional light making this a fabulous all-day sun trap. Power and TV chrome switches and sockets. Ceramic floor tiles. Spotlights.

Utility room 8'5"*4'11" (2.57*1.5)

Oak doors. ceramic floors. Worktop surface with plumbing for Washing machine and dryer. External door to Garden.

WC 2'6"*8'4" (0.77*2.55)

Downstairs WC with sink. Tiled floor. Feature wall. Side window. Boiler.

Landing 14'10"*6'0" (4.53*1.85)

carpeted , neutral walls

Master Bedroom 13'10"*11'5" (4.23*3.5)

Front facing. Spotlights. Chrome switches and TV socket. Retro-style radiator. Carpet. Door to En-suite

En-suite 8'5"*3'11" (2.586*1.2)

WC with sink and walk-in shower. Feature matching wall and floor tiles. Integrated sink with cupboard below. Chrome towel radiator

Bedroom 2 9'8"*9'1" (2.95*2.79)

Front facing uPVC window with blinds. Retro-style radiator. wooden floor . Spotlights.

Bedroom 3 8'8"*8'7" (2.65*2.62)

Rear facing uPVC window with blinds. Retro-style radiator. woodenfloor. Spotlights.

Bedroom 4

carpeted ,neutral walls

Bathroom 6'6"*6'6" (2*2)

Beautifully appointed room with grey floor tiles, white brick wall tiles. There is a three piece bathroom suite including integrated cupboard sink, white WC and standalone bath with pillar taps. rear facing bathroom window.

Bedroom five

carpeted, neutral walls

Ensuite with shower room 7'10"*3'9" (2.388*1.15)

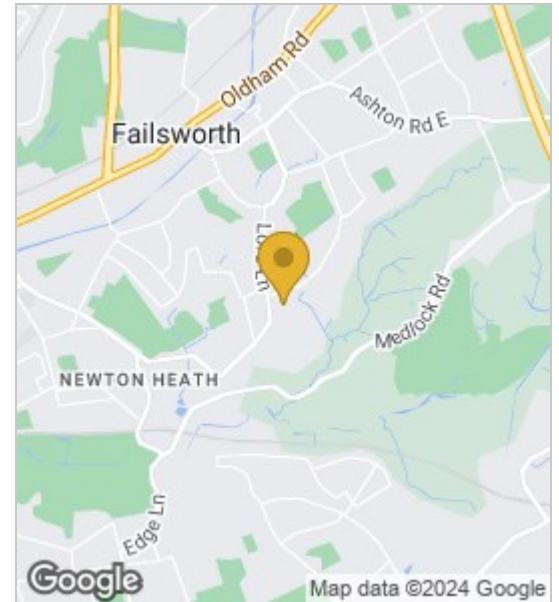
Fully tiled with skylight. White wall-hung WC and integrated sink unit. Fully tiled Walk-in shower room with large overhead shower piece.

Council Tax Band D

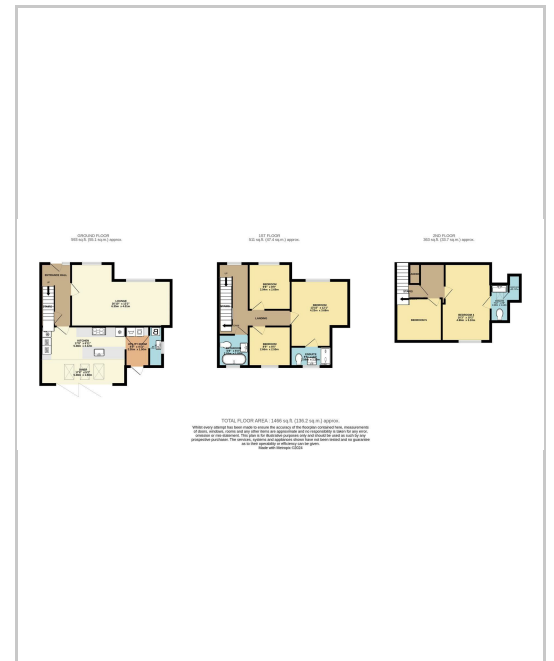
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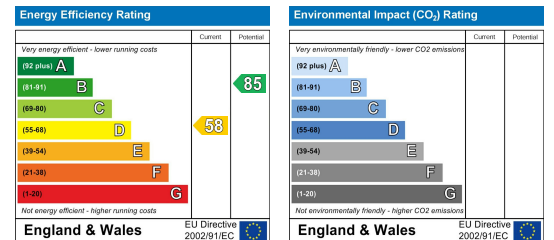
Area Map



Floor Plans



Energy Efficiency Graph



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