



2 Mabel Road

Failsworth, Manchester, M35 9EW

Asking Price £290,000



****THREE BEDROOMS****GARAGE****DRIVEWAY****INVESTMENT****

Cousins Estate Agents are pleased to offer to the sales market this three-bedroom semi detached home with driveway and garage located on Mabel Road, Failsworth, promising spacious living space throughout and well-positioned property close to transport links and local amenities including the Metrolink and M60 motorway links.

Entering the property, you will find a suitably sized entrance hallway, leading onto a spacious lounge/diner. With sun room to the rear you will find the kitchen to the ground floor. The entire ground floor is flooded with a light and airy due to the large windows and sizable open-plan layout.

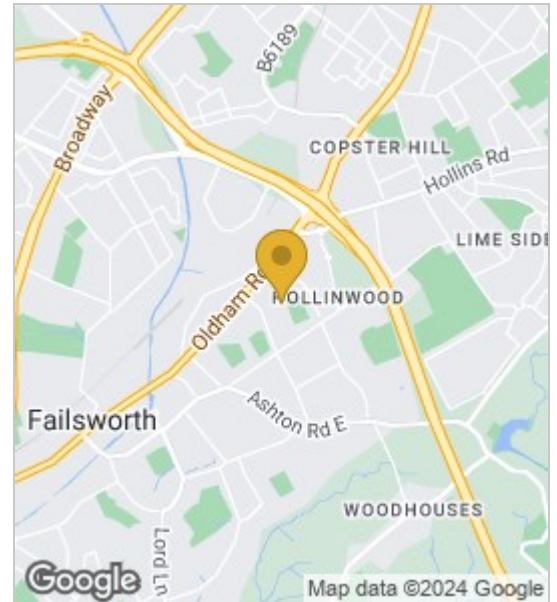
To the first floor, there are three great sized bedrooms boasting ample space for tenants. The internal bathroom completes the floor with a separate toilet. Externally there is a garden along with a garage spacious enough for one small vehicle.

Currently being let on a company lease at £1100 pcm.

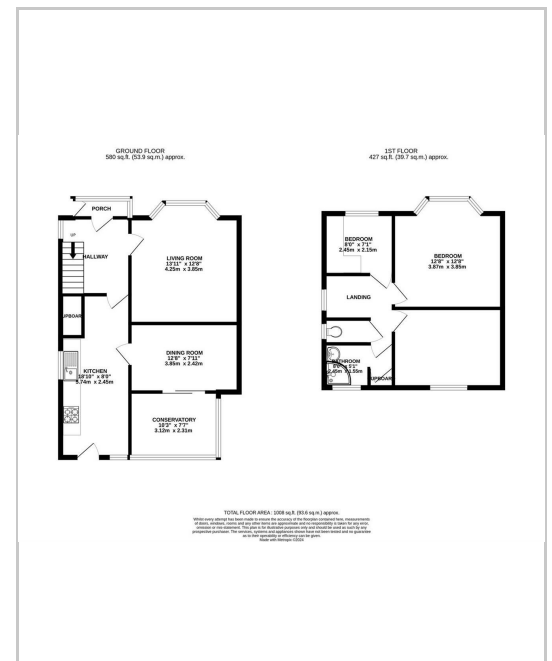


- Lounge
- Kitchen
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Council Tax Band: B

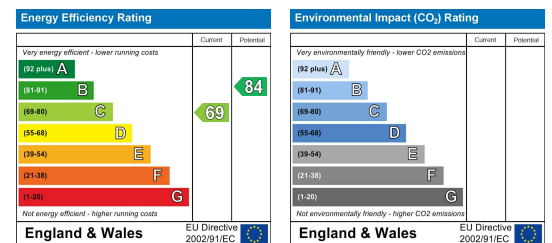
Area Map



Floor Plans



Energy Efficiency Graph



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