



## 13 Grimshaw Street

Failsworth, Manchester, M35 0DF

**Asking Price £130,000**



Welcome to this charming property located on Grimshaw Street in the heart of Failsworth, Manchester. This mid-terrace house boasts two cosy bedrooms, ideal for a small family or as a starter home.

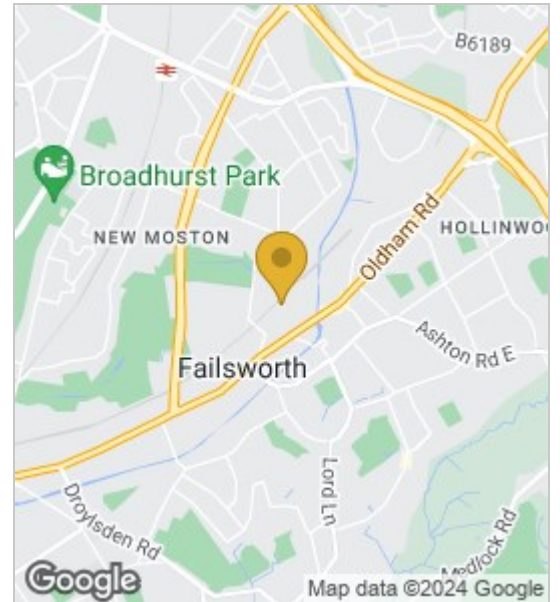
As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property also features a bathroom, ensuring convenience for all residents.

Although this house is in need of refurbishment, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. The large garden at the rear of the property is a rare find in this area, offering ample space for outdoor activities, gardening, or even hosting summer barbecues.

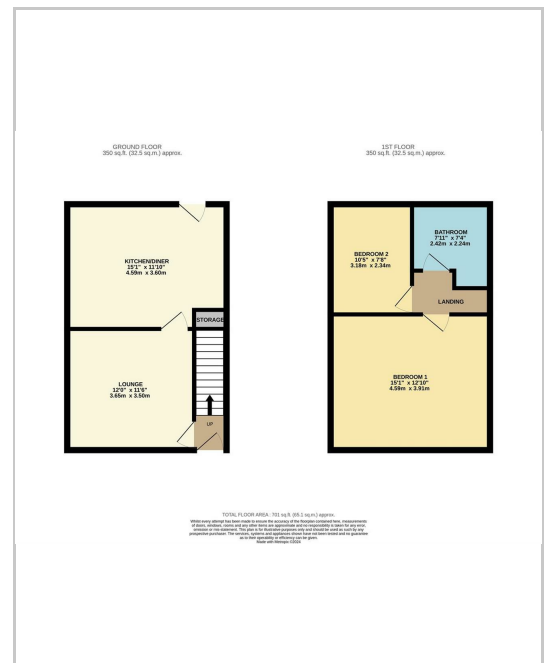
Situated in a great location, you'll find yourself within easy reach of local amenities, schools, and transport links, making this property not only a wonderful place to live but also a



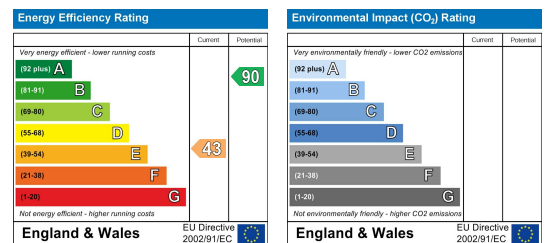
## Area Map



## Floor Plans



## Energy Efficiency Graph



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