



18 Cambridge Road

Failsworth, Manchester, M35 0QR

Asking Price £379,995



*****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)

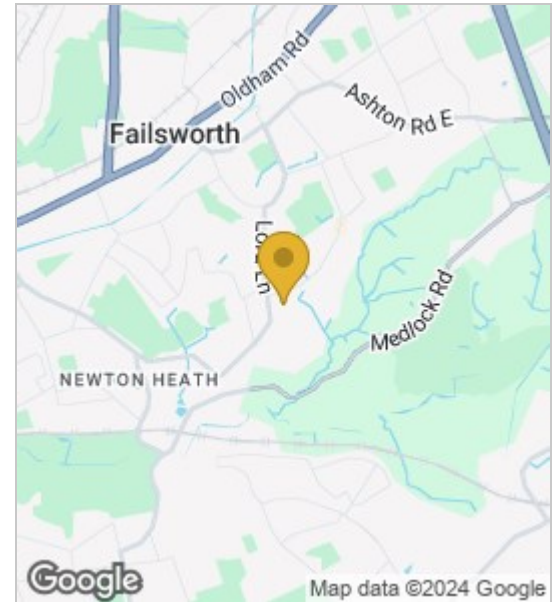
Fully tiled with skylight. White wall-hung WC and integrated sink unit. Fully tiled Walk-in shower room with large overhead shower piece.

Council Tax Band D

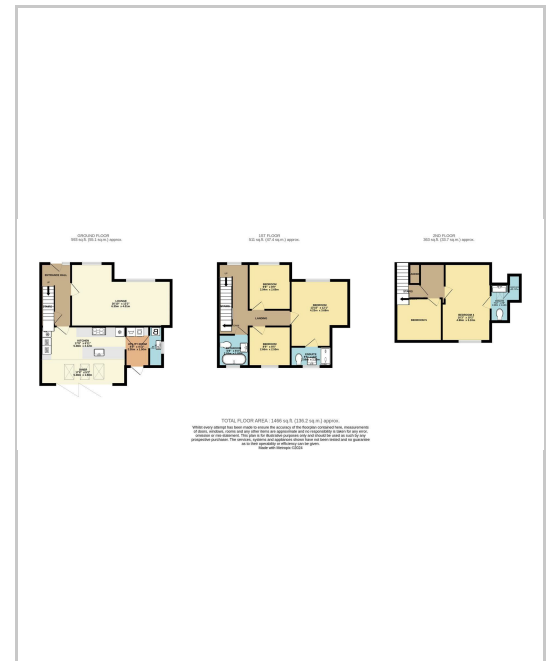
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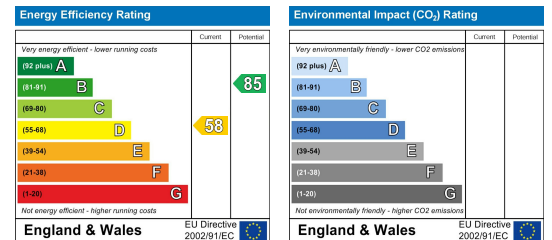
Area Map



Floor Plans



Energy Efficiency Graph



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.

