



## 1 Derby Street

Failsworth, Manchester, M35 9AP

**Offers Over £130,000**



Cash buyers\*\*Larger Than Average Plot\*\*Three bedrooms\*Large Rear Enclosed Yard\*\*Offered with No Chain\*\*Gas central heating\*\*\*\*

Cousins are pleased to bring to the market this end terraced property in Failsworth with the benefit of no vendor chain. The property is ideally situated for access to public transport links including the Metrolink and major bus routes into Oldham and Manchester City Centre.

Internally the property briefly comprises, entrance vestibule, lounge/dining room and kitchen, to the first floor there are three bedrooms and bathroom

Situated on a quiet residential street, close to all local amenities, major transport links, within a fantastic school catchment area & with the added benefit of being sold with no onward chain, this property would make a fantastic first time buy or buy to let investment.



LOUNGE

KITCHEN

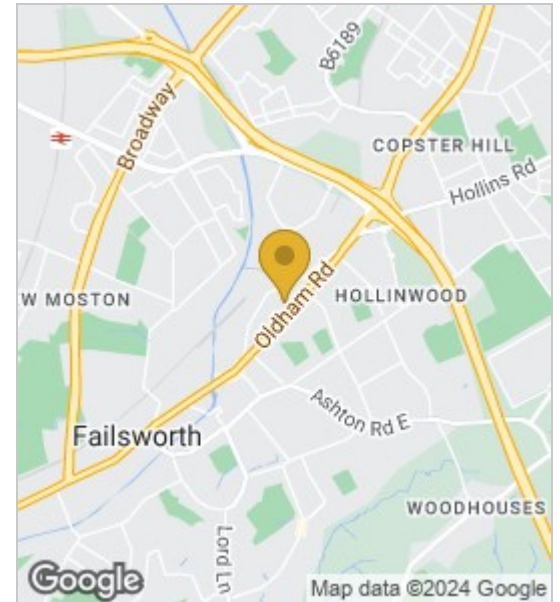
BEDROOM ONE

BEDROOMS TWO

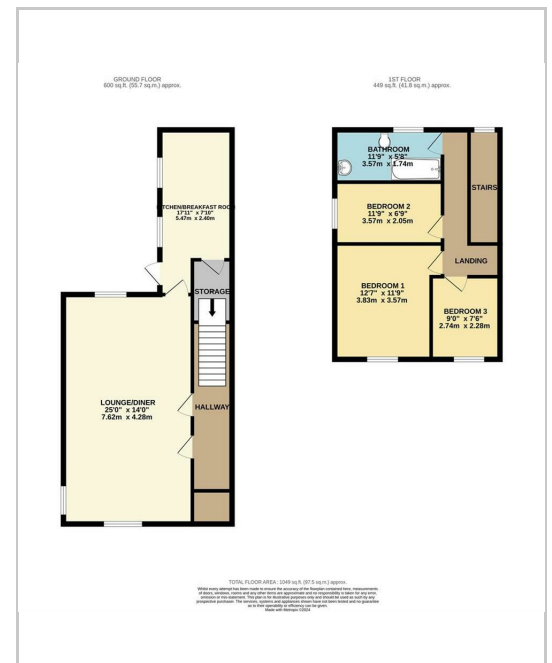
BEDROOM THREE

BATHROOM

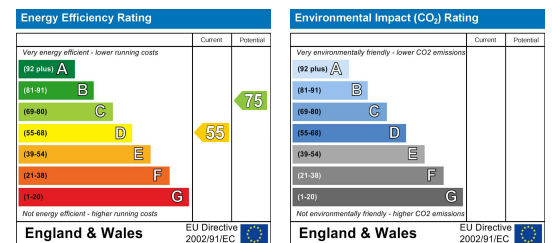
### Area Map



### 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.

