



## 83 Medlock Road, Woodhouses

Failsworth, Manchester, M35 9WW

**Asking Price £660,000**



**\*\*\*OUTSTANDING OPPORTUNITY\*\*\*DETACHED FAMILY HOME\*\*\*FOUR BEDROOMS\*\*\*BEAUTIFULLY PRESENTED\*\*\*LANDSCAPED GARDENS WITH AMPLE PARKING\*\*\*INTERNAL GARAGE\*\*\*CHAIN FREE\*\*\*Cousins Estate Agents are excited to present this spacious family home in the highly desirable area of Woodhouses, Failsworth. Featuring contemporary styling and modern amenities, this beautifully finished property is a true gem.**

The attractive brick facade welcomes you with a substantial paved front garden, accented by neatly arranged plant beds. Upon entering, the hallway leads to the right with stairs and to the left, an expansive living room. This room boasts a large bay window, an ornamental fireplace, and tasteful decor. Towards the rear of the house, the dining room opens to a landscaped back garden through French doors.

The extended contemporary kitchen is a highlight, featuring a dining corner with built-in bench seating, a TV point with surround, a kitchen island, and built-in housing units for fridge/freezer units. Extensive countertops, an induction hob, integrated ovens, and a dishwasher make this kitchen both functional and stylish. Adjacent to the kitchen, the utility





## Woodhouses Village

Woodhouses village is located on the boundary of Failsworth and is surrounded by fantastic walks, countryside with the Daisy Nook Country Park nearby, allowing for superb open spaces while maintaining easy connections to the local amenities, shops and commuter links.

Manchester City Centre lies approximately 4.5 miles away, and is easily accessible either by car or public transport. Oldham town centre is also easily accessed and is just 4 miles away. The M60 motorway network is just a short drive away, which provides access right across the North West.

**Entrance Hallway 11'5" \* 8'6" (3.5 \* 2.6)**

**Living Room 23'11" \* 10'11" (7.3 \* 3.33)**

**Dining Room 10'4" \* 10'11" (3.16 \* 3.33)**

**Kitchen/Diner 21'3" \* 24'5" (6.5 \* 7.45)**

**Utility Room 12'5" \* 10'4" (3.8 \* 3.165)**

**Downstairs WC 6'2" \* 3'3" (1.9 \* 1)**

**Internal Garage 17'6" \* 11'0" (5.35 \* 3.36)**

**Main Bedroom 12'9" \* 11'9" (3.9 \* 3.6)**

**En-suite bathroom 11'9" \* 5'2" (3.6 \* 1.58)**

**Bedroom 2 10'11" \* 10'11" (3.33 \* 3.35)**

**Bedroom 3 12'8" \* 9'1" (3.88 \* 2.77)**

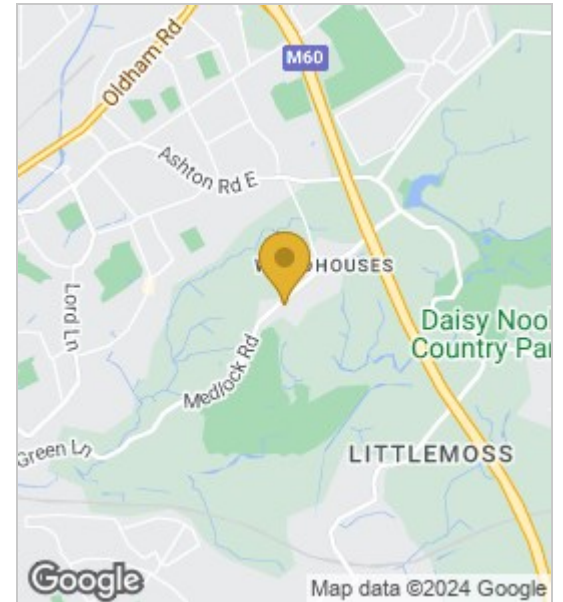
**Bedroom 4 9'10" \* 7'11" (3 \* 2.427)**

**Family Bathroom**

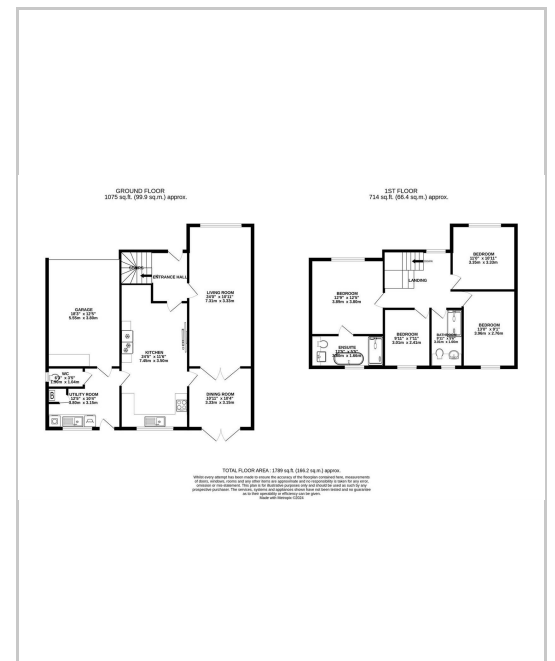
**Tenure: Freehold**

**Council Tax Band: E**

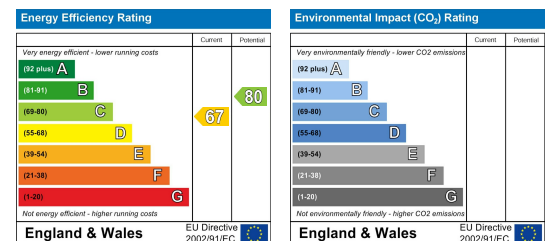
## Area Map



## Floor Plans



## Energy Efficiency Graph



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