



## 49 Argyll Park Road

Failsworth, Manchester, M35 9NE

Asking Price **£190,000**



**\*\*CHAIN FREE\*\* \*\*IDEAL FOR FAMILIES\*\* \*\*FRONT AND REAR GARDENS\*\* \*\*OFF ROAD PARKING\*\***

Offering to the market this well presented three bedroomed terraced property set in the popular Failsworth Area. Benefitting from no vendor chain and a perfect opportunity to occupy this well presented property immediately. Internally briefly comprises of; entrance hall, lounge, kitchen, three bedrooms to the first floor and family bathroom. Externally has paved driveway with pathway, gated through access to a generous sized rear garden. Ideal location for close by access to local schools such as Co-Op Academy and Woodhouses Primary, nearby supermarkets and other useful amenities. Regular bus service is close by and 5 minute drive to Hollinwood tram stop for links between Oldham and Manchester City Centre. Viewings recommended to appreciate what this property has to offer.





lounge

Kitchen/ Breakfast room

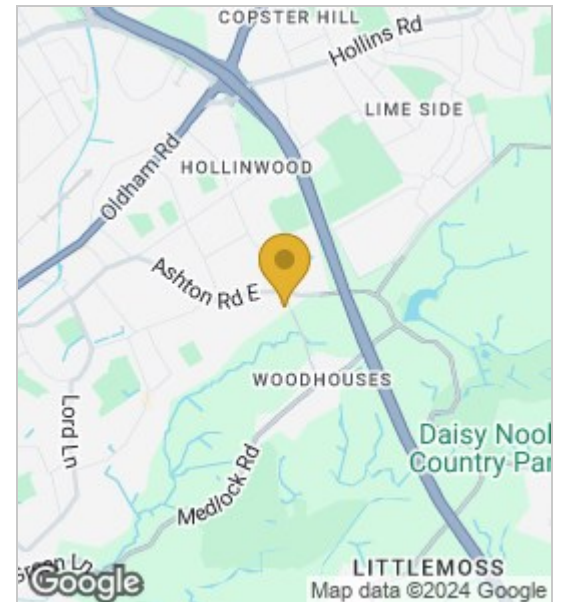
Bedroom 1

Bedroom 2

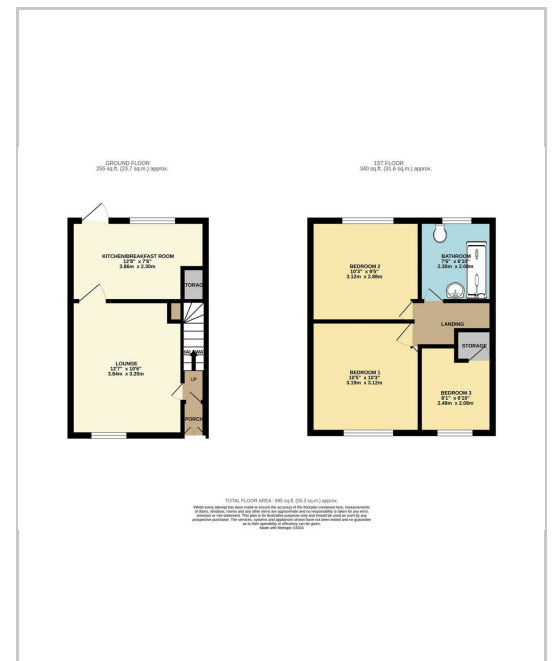
Bedroom 3

Shower room

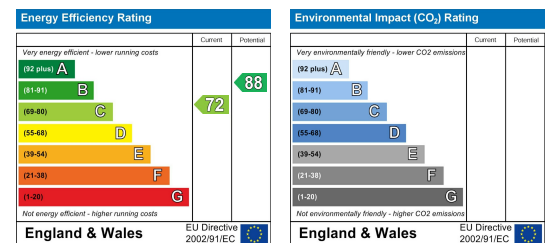
## Area Map



## 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.

