



## 261 Lord Lane

Failsworth, Manchester, M35 0PQ

**Offers Over £230,000**



**\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*DRIVEWAY\*\*\*GARDENS\*\*\*SOUGHT AFTER LOCATION\*\*\***

Cousins Estate Agents are excited to present this charming three-bedroom semi-detached house, ideal for both first-time buyers and families. This traditional bay-fronted home, located towards the bottom of Lord Lane in Failsworth, offers a private driveway and neatly landscaped rear garden, perfect for outdoor living.

Set in a sought-after area, the property is conveniently close to local amenities, including schools like South Failsworth Primary. Nearby, you'll find inviting outdoor spaces such as Brookdale Park and Clayton Vale, while the vibrant shops and supermarkets of Failsworth are just a short distance away. With excellent commuter links, Manchester city center is easily accessible via the nearby Metrolink and A62.

Inside, the welcoming entrance hallway leads to a spacious front reception room, with a cozy living area at the rear that opens onto the garden through French doors. The adjacent galley-style kitchen offers space for cooking and dining. Upstairs, there are three well-proportioned bedrooms and a shower room with a separate WC. With some updating this



**Porch**

**Hallway 12'4"\*6'0" (3.77\*1.83)**

**Front reception room 11'1"\*10'4" (3.4\*3.165)**

**Back Living room 11'2"\*11'1" (3.41\*3.4)**

**Kitchen 6'0"\*7'11" (1.84\*2.437)**

**Bedroom 1 10'10"\*11'3" (3.315\*3.44)**

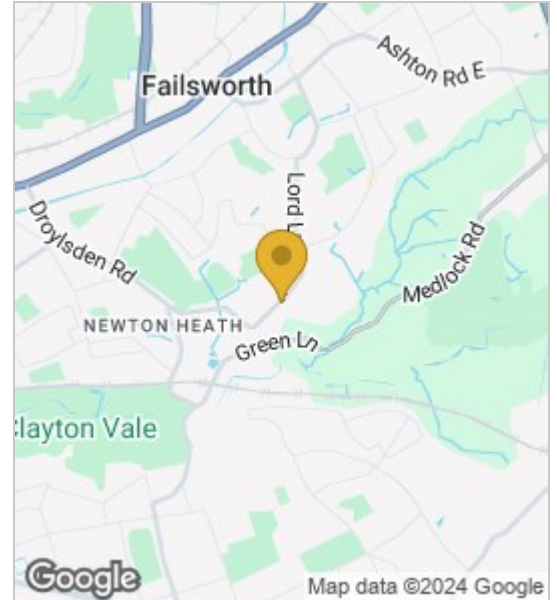
**Bedroom 2 10'5"\*10'3" (3.178\*3.144)**

**Bedroom 3 7'0"\*6'4" (2.15\*1.95)**

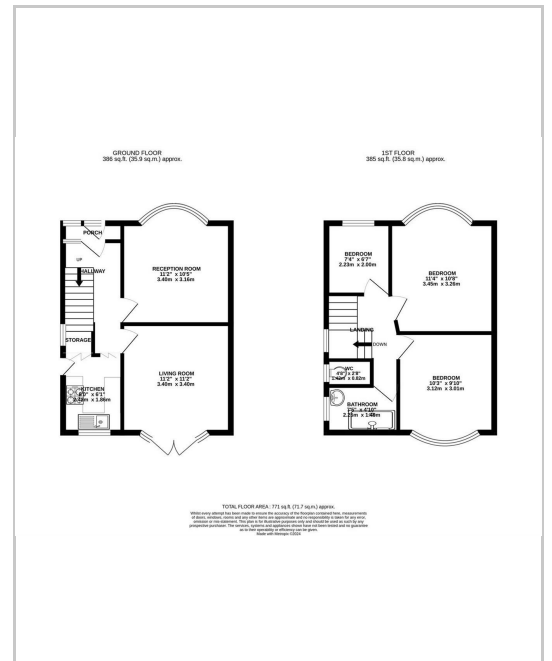
**Shower room 4'8"\*6'6" (1.44\*2)**

**WC**

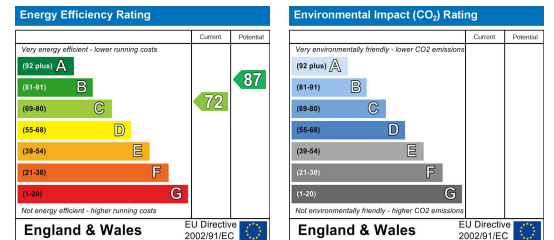
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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