



## 71 Alan Avenue

Failsworth, Manchester, M35 0PU

**Offers Around £270,000**



Welcome to Alan Avenue, Failsworth, Manchester - a charming location perfect for those seeking a peaceful retreat. This superbly presented semi-detached bungalow offers a delightful living experience with its contemporary styling and thoughtful features.

The property has been fully refurbished throughout with the added extras of a new kitchen with quartz worktops, kitchen island and roof lantern, New boiler, Full rewire and New floor tiles throughout.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or guests staying over.

One of the highlights of this bungalow is the extended kitchen, perfect for whipping up delicious meals and creating lasting memories. The modern media wall adds a touch of



**Porch**

**Entrance Hallway 9'10"\*5'11" (3\*1.81)**

**Living room 15'1"\*14'1" (4.6\*4.3)**

**Kitchen/DIner 17'5"\*11'11" (5.32\*3.65)**

**Bedroom 1 11'5"\*9'8" (3.5\*2.95)**

**Bedroom 2 8'10"\*10'4" (2.7\*3.15)**

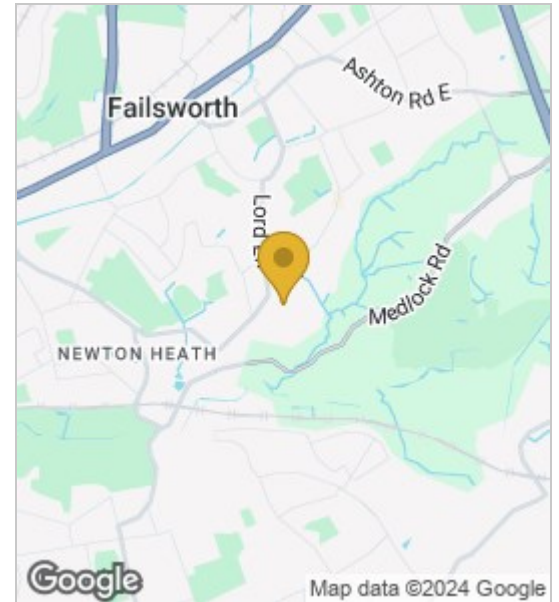
**Bedroom 3 9'0"\*8'5" (2.745\*2.567)**

**Bathroom 7'2"\*6'2" (2.2\*1.9)**

**Council Tax band C**

**Tenure: Freehold**

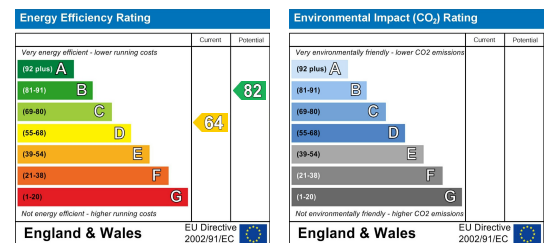
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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