



## 23 Albert Street West

Failsworth, Manchester, M35 0JB

**Offers Over £130,000**



larger than average three bedroom terraced house perfect for both first time buyers and families with excellent proximity to local amenities. EPC : D.

Situated on Albert street west in the much sought after town of Failsworth comes this larger than expected THREE Bedroom terrace house.

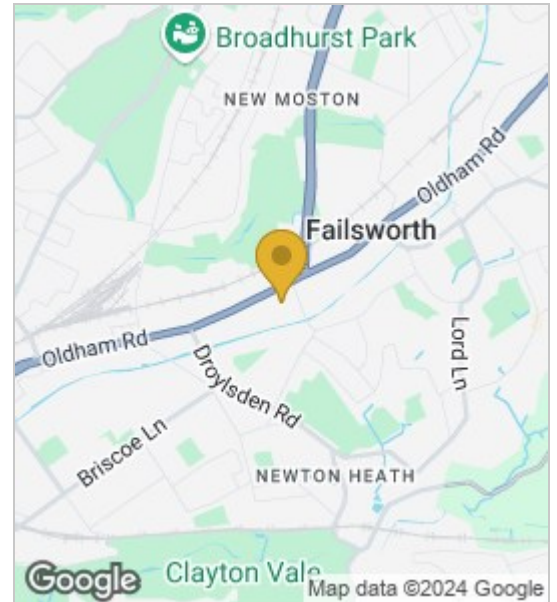
This property would make an ideal starter home for first time buyers or an excellent buy to let investment for potential landlords. Requiring updating throughout.

Positioned just behind the A62 (Oldham Road), the property is just a 5 miles' drive into the Manchester city centre, with excellent public transport links available including the nearby Metrolink services. There are local shops within walking distance with Morrisons two streets away and local schools nearby within just 1 mile as well.

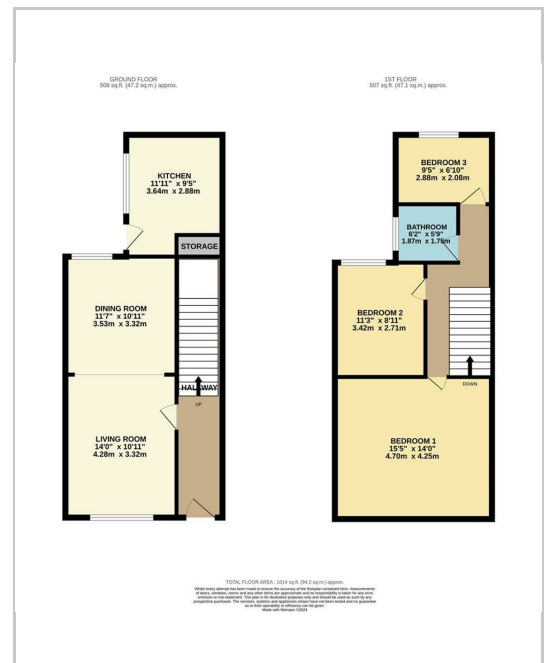
The property itself comprises of an large hallway with stairs to the front of you . leads through into a spacious and bright open plan lounge/dining room, and kitchen . To the first



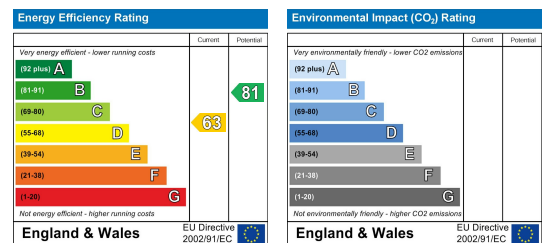
## Area Map



## Floor Plans



## Energy Efficiency Graph



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