



## 8 Robert Street

Failsworth, Manchester, M35 9DG

**Offers Over £180,000**

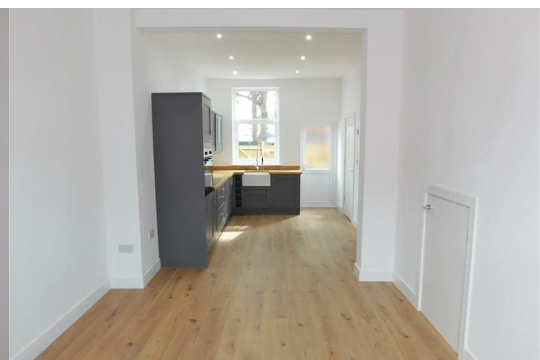


\*\*\*THREE BEDROOMS\*\*\*DOWNSTAIRS WC\*\*\*UTILITY ROOM\*\*\*EASY PARKING\*\*\*CENTRALLY LOCATED\*\*\*VIRTUAL TOUR\*\*\* Cousins Estate Agents are delighted to present this THREE BEDROOM house centrally located in Failsworth, Manchester close to schools and local amenities.

Located on Robert Street in the heart of Failsworth, Manchester. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The open plan kitchen is a standout feature, providing a modern and inviting area for cooking and entertaining.

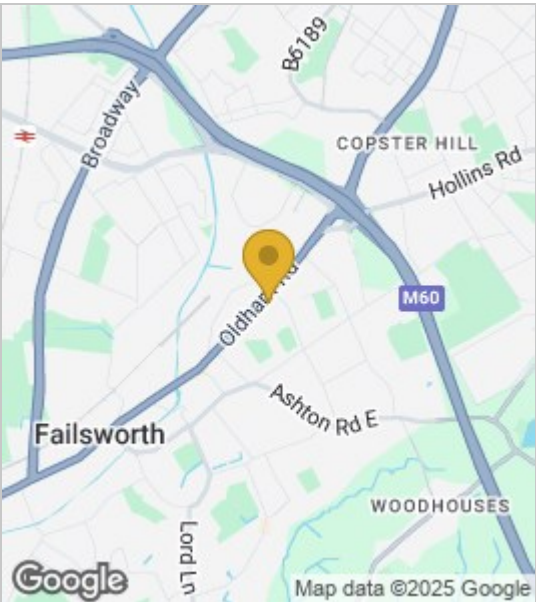
The property also includes a comfortable reception room, perfect for relaxing or hosting guests. With two bathrooms, including a convenient downstairs WC, this home offers practicality and ease for daily living.

Externally, the house is garden fronted, adding to its curb appeal and providing a pleasant outdoor space to enjoy. Its central location means you will have easy access to local

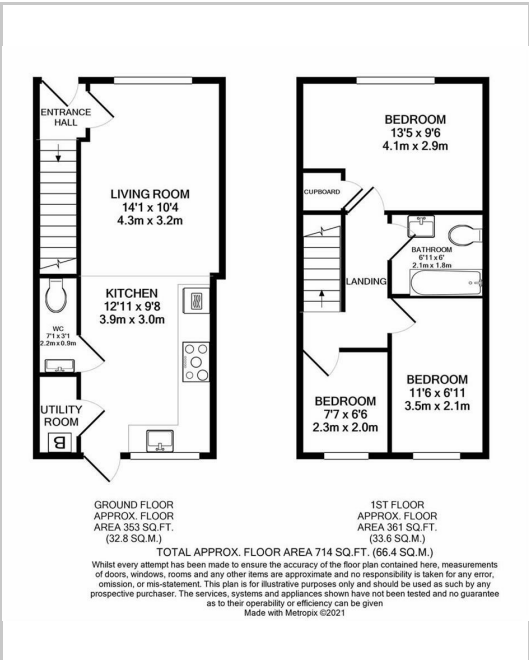


- LOUNGE
- KITCHEN
- UTILITY ROOM
- DOWNSTAIRS WC
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

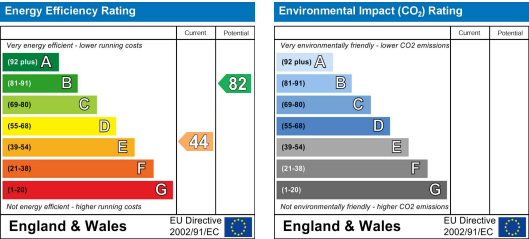
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

