



13 Paddock Lane

Failsworth, Manchester, M35 0NX

£1,400



Superbly presented two bedroom, semi-detached house with pleasant gardens and driveway parking.

An inviting and homely two bedroom semi-detached house, a popular street in the sought after town of Failsworth.

This property is presented to lovely standard throughout offering for prospective tenants to just unpack and put their own stamp on it !

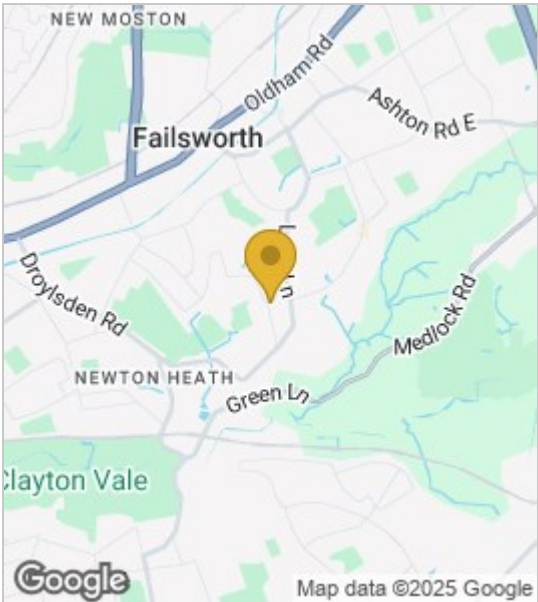
Enjoying a pleasant corner plot with a garage and driveway parking, the property enjoys a lovely front garden with an easy low maintenance garden to the rear offering an ideal outdoor space to sit outside and relax.

The property itself comprises of an entrance porch and hallway, family bathroom, a large lounge leading through dining room and kitchen and conservatory and garage to the

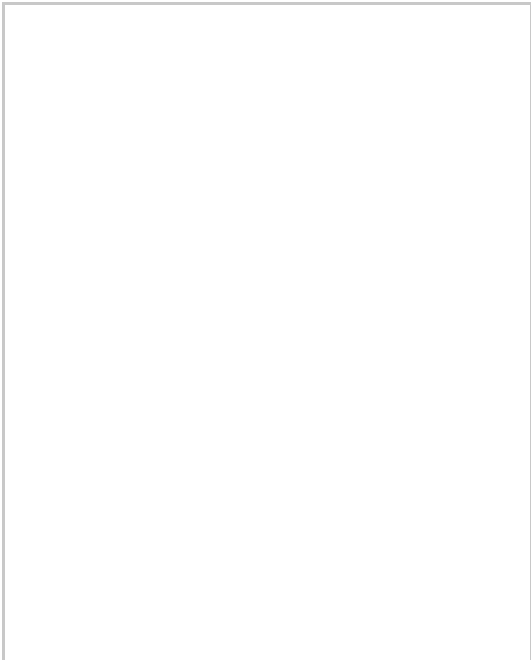


- living room
- Dining room
- Kitchen
- Conservatory
- Family Bathroom
- Bedroom 1
- Bedroom 2

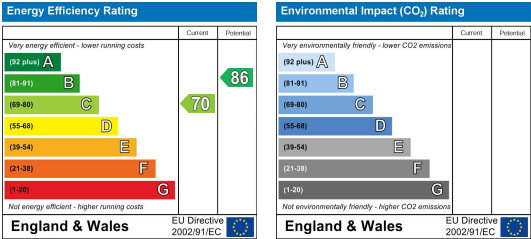
Area Map



Floor Plans



Energy Efficiency Graph



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