



## 1 Newlands

, Failsworth, M35 0QU

**Asking Price £270,000**



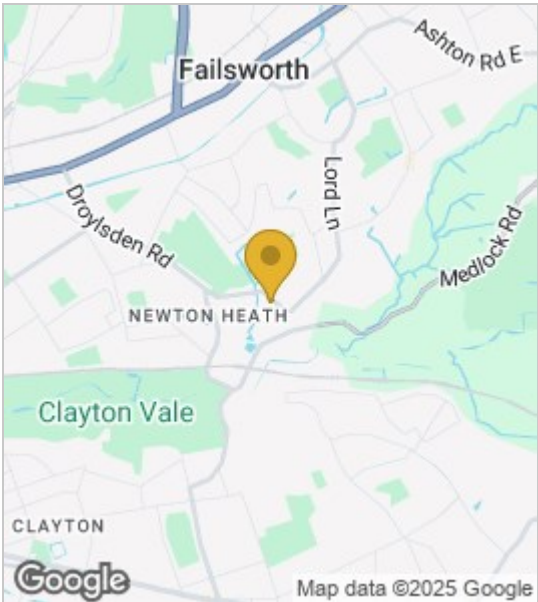
**\*\*COUSINS ARE DELIGHTED TO BRING TO THE MARKET \*\*\*EXTENDED TO REAR\*\*\*\* FRONT & REAR GARDEN\*\*\*\*MODERNISED TO HIGH STANDARD\*\*\*\* 3 BEDS\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*** We are delighted to offer for sale this luxury modernised, extended 3 bedroom, semi detached property, situated in a popular location, ideal for the family. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance hallway, lounge, modern kitchen family room with bifold doors, 3 bedrooms, and family bathroom. Externally the property has the benefit of a garden to front & rear garden with patio BBQ area.



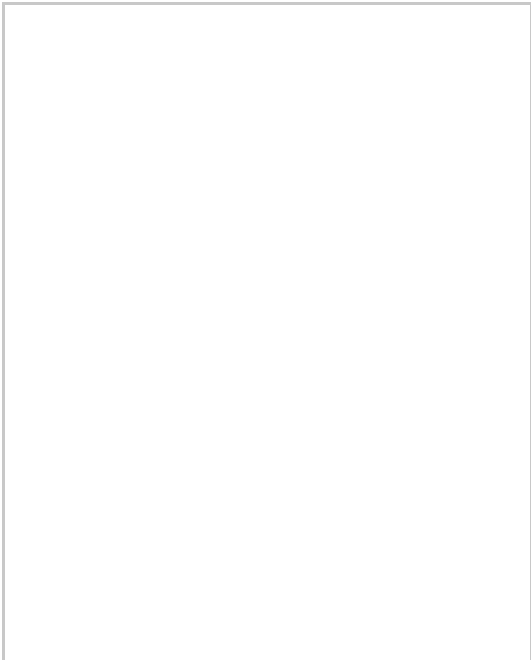


- living room
- kithen/ family room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

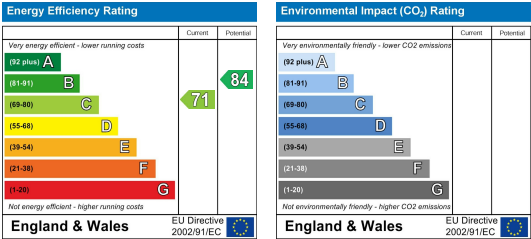
Area Map



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.

