



30 Clive Road

Failsworth, Manchester, M35 0FZ

Asking Price £150,000



****CURRENTLY TENANTED****TWO BEDROOMS****INVESTMENT****GREAT LOCATION****Cousins Estate Agents are delighted to present this charming mid-terrace house located on Clive Road in Failsworth, Manchester. This well-maintained property features two spacious bedrooms and two bathrooms, making it an ideal choice for small families or buy-to-let investors looking to expand their portfolio.

The heart of the home is a generous kitchen diner, perfect for both cooking and entertaining. The layout is designed to maximise space and comfort, ensuring that every corner of the property is utilised effectively. The reception room offers a welcoming atmosphere, ideal for relaxation after a long day.

Situated close to local amenities, this property benefits from easy access to shops, schools, and public transport, making it a convenient choice for everyday living. The property is currently tenanted, providing an immediate income for prospective buyers.

With a council tax band of A, this home is not only appealing in terms of its features but also offers affordability in terms of ongoing costs. This property is a fantastic opportunity for those looking to invest in a well-located and well-maintained home in a vibrant community. We invite you to consider this excellent offering in the heart of Failsworth.



Reception/Sitting room 13'0"*12'2" (3.973*3.72)

UPVC front door with diamond glazing. Matching front diamond UPVC windows. Wood finish flooring. Wallpapered feature wall. Fireplace . Privacy curtain to front door and kitchen. Wood finish blinds. Light fitting. Radiator

Kitchen 12'2"*10'11" (3.72*3.33)

Large Eat-in kitchen Modern Kitchen displays and units. Wood finish flooring and skirting boards. Spotlights. UPVC window to rear garden. Understairs storage. Leading to labbu/Downstairs WC

Back lobby 4'7"*4'1" (1.4*1.25)

Lobby to yard. UPVC back door with cat flap. Light fitting. Wood finish flooring

Downstairs WC 4'7"*3'3" (1.4*1)

Toilet with sink. UPVC double glazed window

Front bedroom 12'2"*12'9" (3.72*3.9)

UPVC window. Fitted cupboards. carpet. Light fitting. radiator

Back Bedroom 10'11"*12'2" (3.33*3.72)

UPVC double glazed window to rear. Carpet

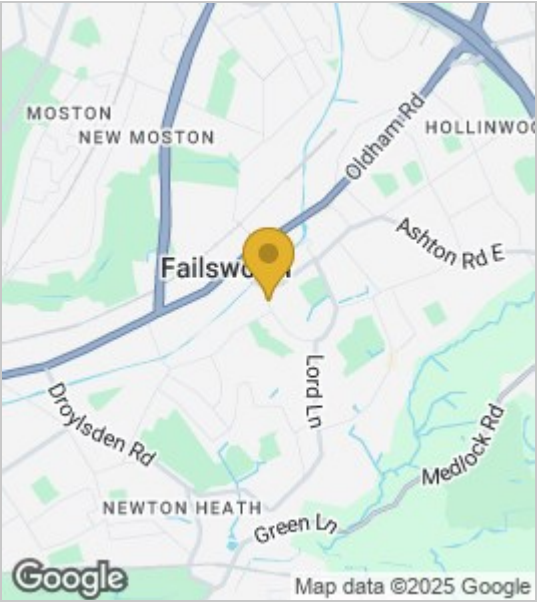
Bathroom 7'6"*4'7" (2.3*1.4)

Modern bathroom. Three piece white bathroom suite with sunken bath. Sink with cupboard. Patterned window. Fully tiled. Towel rail heater

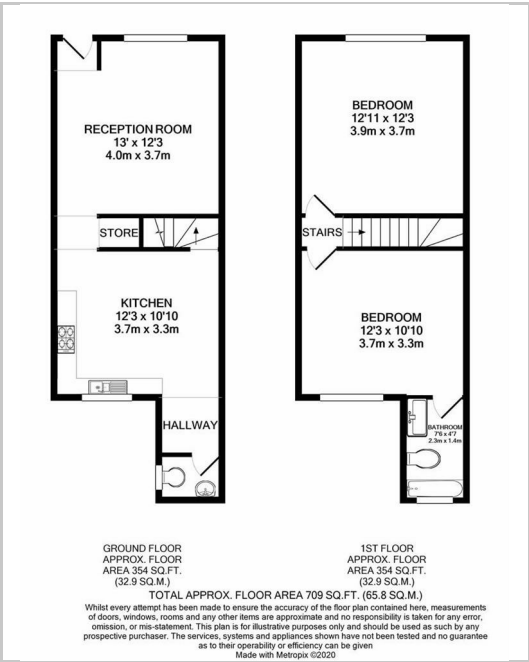
Yard

Private large yard with storage shed

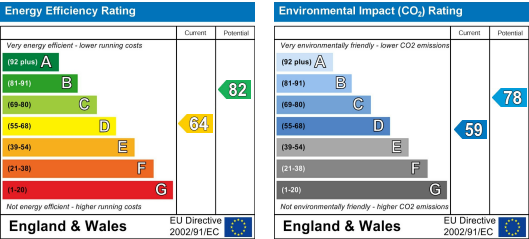
Area Map



Floor Plans



Energy Efficiency Graph



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