

FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371 LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



## 34 Williams Road

Moston, Manchester, M40 0AP

£230,000









\*\*THREE BEDROOMS\*\* \*\*OFF ROAD PARKING\*\* \*\*CLOSE TO TRAM STATION\*\* \*\* BUS ROTUE TO MANCHESTER CITY CENTRE \*\*\*\*IDEAL FAMILY HOME\*\* \*\*VIEWING ADVISED\*\*
\*\*POPULAR LOCATION\*\* \*\*BEAUTIFUL THROUGHOUT\*\*

Superbly presented mid terraced property Double DRIVEWAY parking Ready to move into , Ideal for FIRST TIME BUYERS and FAMILIES alike , Walking distance to tram stop , Close to local schools , M60 motorway within 1 mile , Please call or email to arrange a viewing

 $Cousins \ are \ delighted \ to \ bring \ to \ market \ this \ superbly \ presented \ three \ bedroom \ mid \ terraced \ house \ on \ Williams \ road \ in \ New \ Moston, \ Manchester.$ 

Occupying a generous sized plot with ample off road parking by means of a large driveway, the property has well maintained rear garden. the property is within easy reach of local schools including St Margaret Mary's RC Primary and Co-op Academy Manchester. The M60 motorway is within approx. a 1 mile drive as



living room

**Dinning room** 

**Kitchen** 

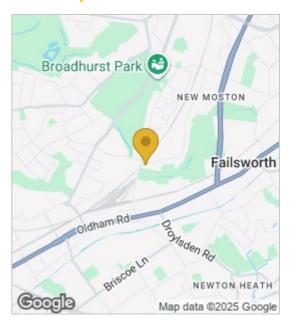
**Bedroom 1** 

**Bedroom 2** 

**Bedroom 3** 

**Family Bathrrom** 

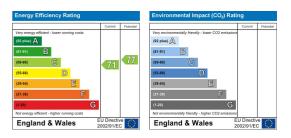
## **Area Map**



## **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.







