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# 37 Pole Lane

Failsworth, Manchester, M35 9PB

## Offers Over £150,000









\*\*FIRST TIME BUYERS \*\*\*\*\*INVESTMENT OPPORTUNITY\*\*\*\*TWO BEDROOMS\*\*\*\*TERRACED\*\* This Two-bedroom end- terrace home located on Pole lane in the heart of Failsworth, Manchester.

The ground floor features good size living room ideal for relaxing, and a separate dinning room for family or entertaining guests. The kitchen providing ample storage and workspace for all your needs .

Upstairs, the property boasts two well-appointed bedrooms each designed to offer comfort and tranquillity and family bathroom.

At the rear of the property, you will discover a back yard , relaxing, or entertaining guests during the warmer months.



**Living room** 

**Dinning room** 

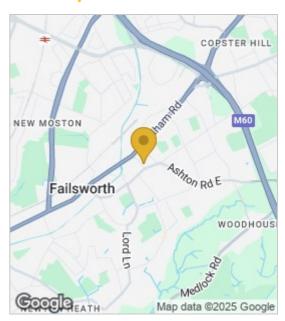
**Kitchen** 

**Bedroom 1** 

**Bedroom 2** 

**Family Bathroom** 

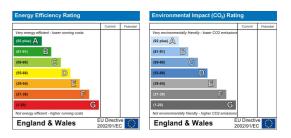
#### **Area Map**



#### **Floor Plans**



### **Energy Efficiency Graph**



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