



69 Alder Road

Failsworth, Manchester, M35 0QJ

Asking Price £280,000



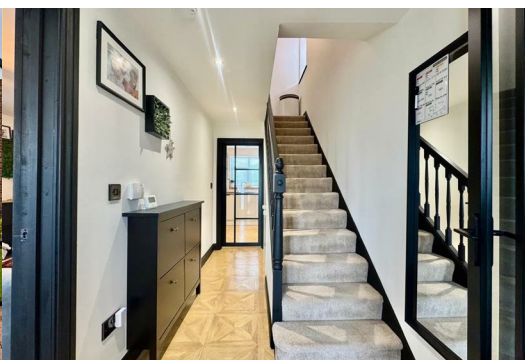
****SEMI DETACHED** **GARAGE** **DRIVEWAY** **FRONT AND REAR GARDENS** **DESIRABLE LOCATION** **IDEAL FOR FAMILIES** **MODERNISED****

Cousins Estate Agents are delighted to offer this generously proportioned 3-bedroom semi-detached with loft room residence situated on the sought-after Alder Road in Failsworth for sale. Well positioned, this property is an ideal choice for families, with a selection of local primary and secondary schools and amenities nearby.

Upon entry, you are greeted by an inviting hallway leading to a spacious lounge area, seamlessly flowing into the kitchen/diner and conservatory.

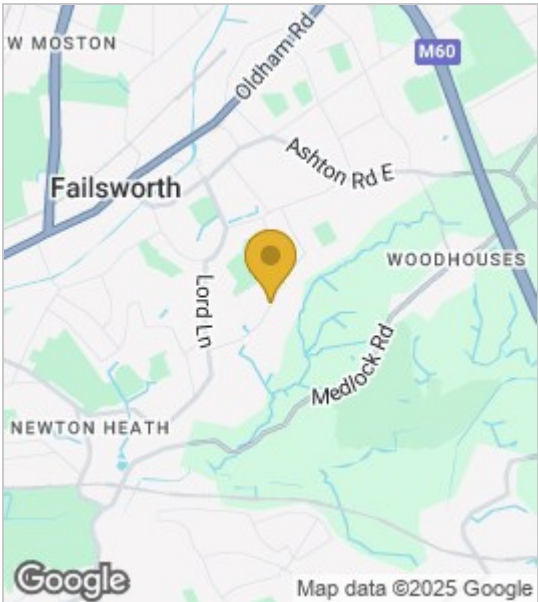
The first floor accommodates three bedrooms and loft room and shared family bathroom.

Externally, the property boasts well-maintained mature gardens at the front and rear, ensuring privacy, along with garage access ideal for storage and a shared driveway capable of accommodating up to two vehicles. With detached garage.



- Living room
- Kitchen / diner
- conservatory
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom

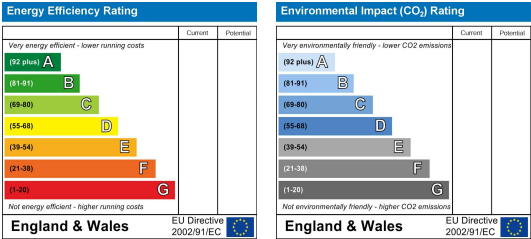
Area Map



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.

