



26 Hulton Street

Failsworth, Manchester, M35 0AZ

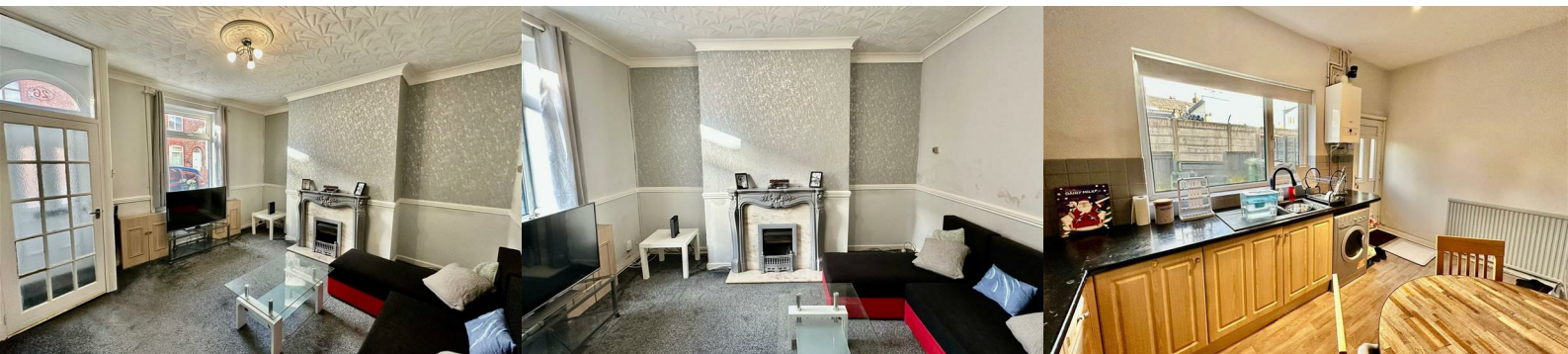
Asking Price £160,000



TWO BEDROOMSGARDEN AT THE REAR***INVESTMENT OPPORTUNITY***FIRST TIME BUYERS***MUST VIEW TO APPRECIATE*** Cousins estate agents are pleased to offer for sale this two bedroomed terrace property located on Hulton Street, Failsworth, this delightful terraced house presents an excellent opportunity for first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property is perfect for small families or those seeking a comfortable living space.

The house features a welcoming reception room, ideal for relaxation or entertaining guests. The property has been well-maintained, with a new roof installed just three years ago, ensuring peace of mind for the new owner. Situated on a quiet street, it is conveniently close to all local amenities, including shops, schools, and transport links with excellent travel routes on the A62 Oldham Road and local Metrolink station.

This home is not only a fantastic choice for those looking to settle down but also represents a promising investment opportunity in a growing area. A viewing is highly recommended to fully appreciate the charm and potential this property has to offer. Don't miss out on the chance to make this lovely house your new home.



Lounge 13'11" x 13'3" (4.26 x 4.05)

4.26 x 4.05 - Door the front elevation. A double glazed window to the front elevation, carpet, ceiling light, and radiator.

Kitchen 13'11" x 12'2" (4.26 x 3.73)

4.26 x 3.73 - A fitted kitchen with a range of both base and eye level units finished with roll top work surfaces over. Sink with mixer tap. Space for white goods. Oven, hob and extractor fan. Double glazed window to the rear elevation, radiator, ceiling light and vinyl flooring.

Landing

Carpet and loft hatch.

Bedroom One 13'11" x 13'3" (4.26 x 4.05)

4.26 x 4.05 - A double glazed window to the front elevation, carpet, ceiling light and a radiator.

Bedroom Two 12'1" x 7'6" (3.70 x 2.31)

3.70 x 2.31 - A double glazed window to the rear elevation, carpet, ceiling light and a radiator.

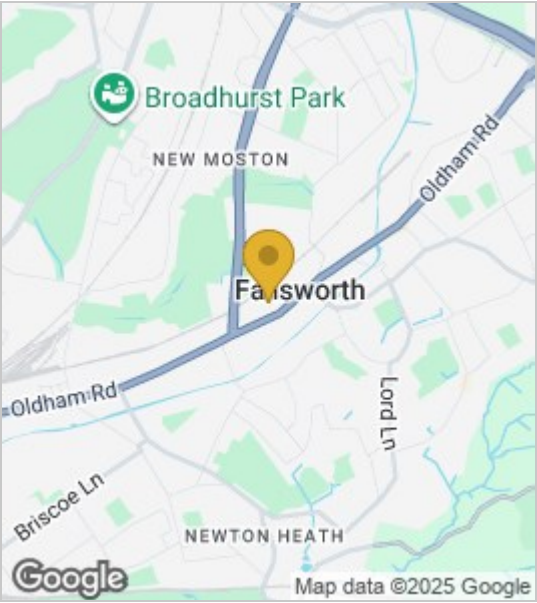
Bathroom 6'2" x 5'5" (1.88 x 1.67)

1.88 x 1.67 - Fitted with a white three piece suite comprising; bath with shower over, wash hand basin and WC. Partly tiled walls and an extractor fan. Double glazed window to the rear elevation, radiator and vinyl flooring.

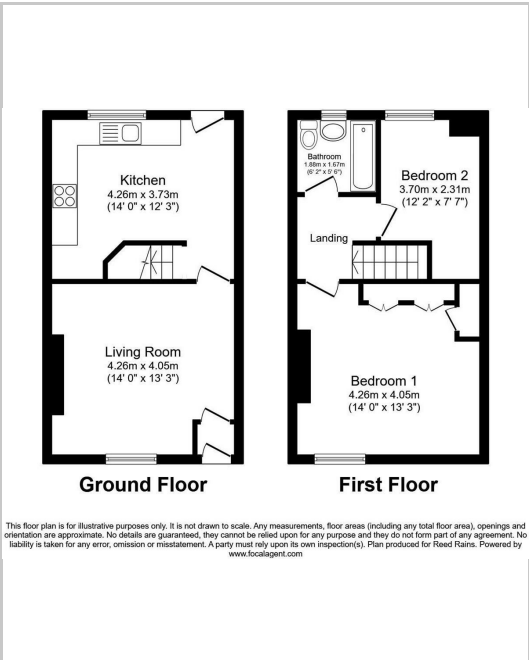
External

To the rear of the property there is a patio area, lawn with artificial grass and fenced boundaries.

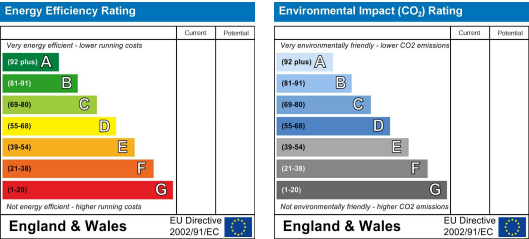
Area Map



Floor Plans



Energy Efficiency Graph



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