

2 bedroom terraced house for sale

Cooke Street, Manchester, Greater Manchester, M35

Offers in Region of
£127,500

Monthly mortgage payments

Print





Property Description

Key features

- Vacant possession
- 2 reception rooms
- Rear garden
- Potential to create a third bedroom
- investment opportunity
- EPC C

Full description

Tenure: Leasehold, 819 years remaining

Cooke street is quiet residential culdesac located in Failsworth on the outskirts of greater Manchester with fantastic transport links. The property consists 2 bedrooms, bathroom, 2 reception rooms, kitchen and private rear garden.

A great opportunity to improve, reconfigure and add value!

Key property details

Roof material - Tiled

Property construction - Engineered brick

Windows & Doors - UPVC Double Glazed

Heating powered by - Gas Central Heating

Accommodation Listing:

Ground Floor

Entrance Hallway 3.90m x 0.95m - Radiator, Security Alarm.

Lounge 3.63m x 3.71m - Electric fire, radiator, window.

Dining Room 4.70m x 4.40m - Large room with window, radiator, and access to the kitchen including under stairs cleaning cupboard.

Kitchen 2.59m x 2.32m - Wall and base units, sink and 1 / ½ bowl and drainer, washing machine, fridge space undercounter, free standing fridge/freezer. Freestanding gas cooker.

First Floor

Landing 1.66m x 1.76m - Access to bedrooms and bathroom

Bedroom 1 (front) 4.69m x 3.71m - Large double room, window, radiator.

Bedroom 2 (front) 2.80m x 4.67m - Double room, window, radiator, gas combi boiler.

Bathroom (rear) 2.93m x 2.52m - Huge space that could be reconfigured to add a shower cubicle or make the 2nd bedroom larger. 3-piece suite, radiator, window.

Parking arrangements On street parking

outside space 5.00m x 4.62m (max) - Garden to the rear, secure and private with fencing and gate. Decorative gravel and decking

Tenure - Leasehold - Ground rent £3.10 - Leasehold 900 years from 17/09/1943

Council Tax Band - A

Energy Performance Rating - C

Mains Gas - Yes

Mains Electricity - Yes

Mains Water - Yes

Viewing - By appointment with Harvey & Ryall

What 3 Words location - ///stored.soup.risky

Boundaries & Ownerships - All prospective purchasers should make their own enquiries before proceeding to exchange of contracts to check the title deeds for any discrepancies of boundaries or rights of way. If you would any more information of the subject, please contact us where we would be happy to discuss.

Additional Details

Plenty of local amenities in the local village, food, shops, and schools all in the area.

- 4.5 miles from Manchester Centre

- 2.9 miles from Oldham Town Centre

Please contact us to arrange a viewing or your own market appraisal

This property is marketed and listed by Harvey & Ryall

Harvey & Ryall work in partnership with local trusted Solicitors & Mortgage advisors. Please contact us for more information.

Mortgage Advice - 100% free with no obligation mortgage advice appointment with one of our partners. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Solicitors - Conveyancing quotation with one of our partners.

More information from this agent

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Floorplans

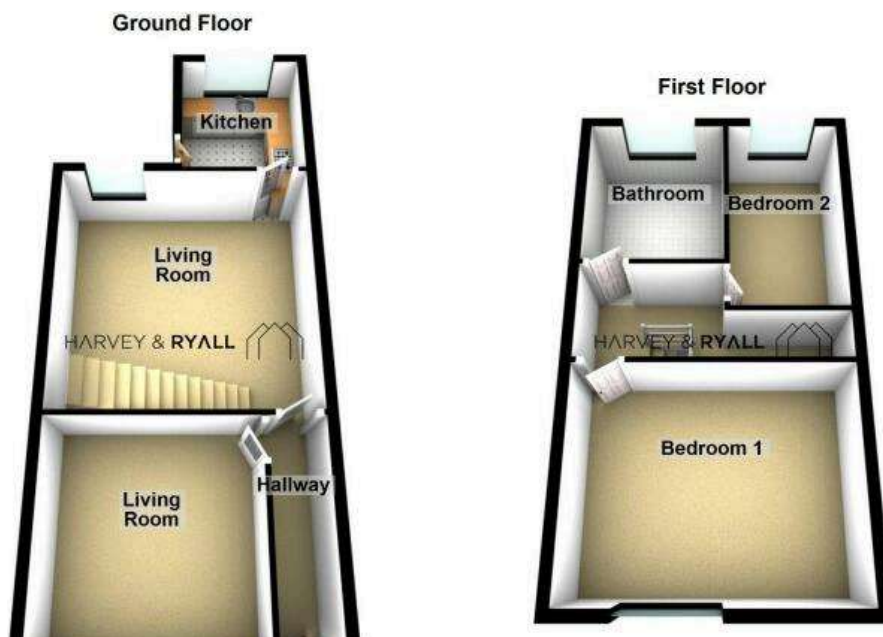
Floorplan 1



For illustration purposes only, not to scale.
Plan produced using PlanUp.

42 Cooke Street, Failsworth

Floorplan 2





For illustration purposes only, not to scale.
Plan produced using PlanUp.

42 Cooke Street, Failsworth

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

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