

# HUNTERS<sup>®</sup>

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## Margrove Close

Failsworth, Manchester, M35 9XQ

Price £390,000



- SOUGHT AFTER LOCATION
- 4 BEDROOMS + EN-SUITE
- GAS CENTRAL HEATING
- INTEGRAL GARAGE

- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- REAR GARDEN

Tel: 0161 669 4833



# Margrove Close

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Situated in a highly sought after location close to Daisy Nook Country Park this spacious detached family home. The internal accommodation comprises entrance hall, sitting room, lounge, kitchen diner, conservatory, guest wc, integral garage, 4 bedrooms (en suite to master) and family bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is a driveway to the front and enclosed garden to the rear. EPC Rating C



### Entrance Hallway

Composite entrance door.

### Sitting Room

10'9" x 8'2" (3.3m x 2.5m)

2 x Upvc double glazed window, radiator.

### Lounge

13'1" x 11'5" (4.0m x 3.5m)

Fire with feature surround, Upvc double glazed bay window, radiator.

### Kitchen

13'1" x 9'6" (4.0m x 2.9m)

Fitted wall and base units with work surfaces and tiled splashback. Radiator, patio doors leading to conservatory.

### Conservatory

8'10" x 7'10" (2.7m x 2.4m)

Upvc double glazing, French door to rear garden.

### Guest WC

Low level wc, wash hand basin and low level wc.

Upvc double glazed window, radiator.

### Integral Garage

Up and over door to the front, power and lighting, internal door leading to hallway.

### Landing

Spindled Balustrade, Upvc double glazed window.

### Bedroom 1

11'1" x 9'6" (plus robes) (3.4m x 2.9m (plus robes))

Built in wardrobe, Upvc double glazed window, radiator.

### En-Suite

Shower enclosure, wash hand basin and low level wc.

Upvc double glazed window, radiator.

### Bedroom 2

10'5" x 7'10" (plus robes) (3.2m x 2.4m (plus robes))

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 3

10'5" x 8'2" (3.2m x 2.5m)

Upvc double glazed window, radiator.

### Bedroom 4

9'2" x 6'6" (2.8m x 2.0m)

Upvc double glazed window, radiator.

### Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

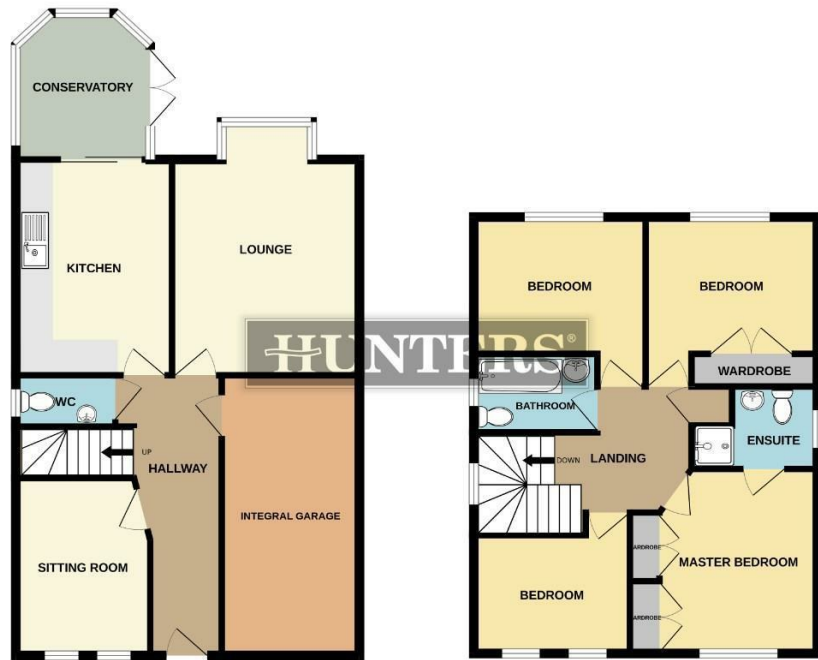
Driveway to the front leading to integral garage, enclosed garden to the rear.



# Floorplan

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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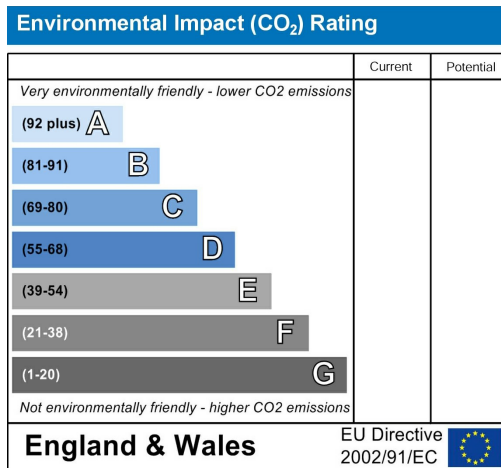
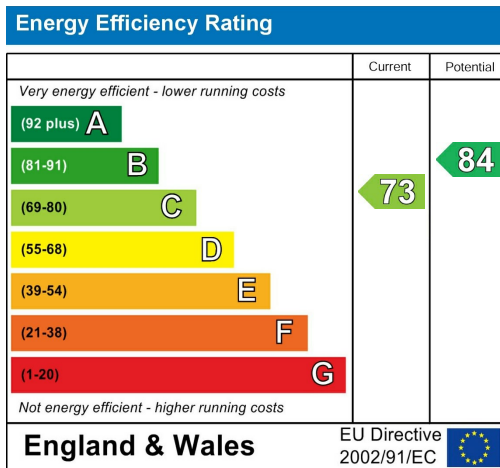






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### Energy Efficiency Graph



### Viewing

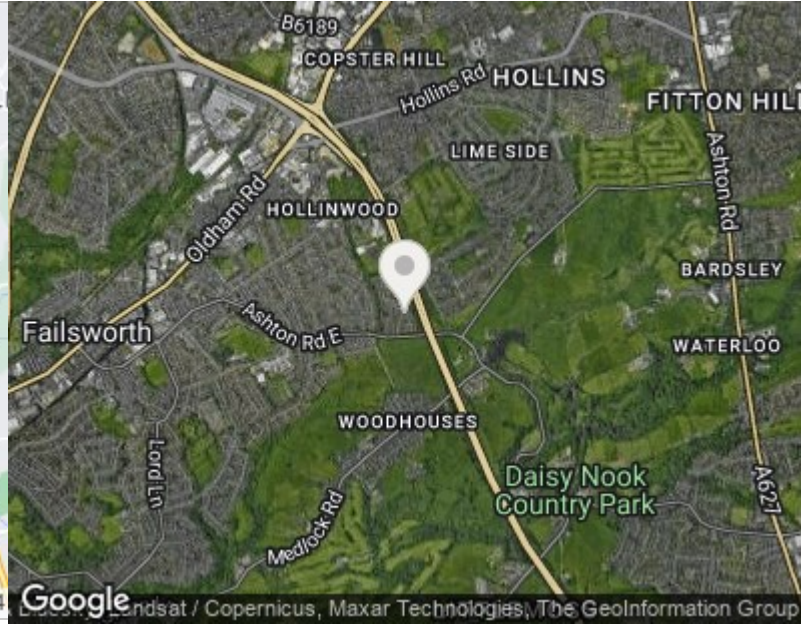
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email:  
oldham@hunters.com <https://www.hunters.com>

