

# HUNTERS<sup>®</sup>

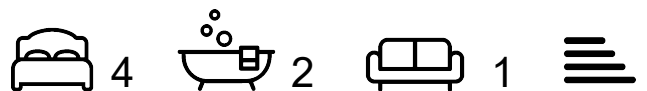
HERE TO GET *you* THERE



## Medlock Road

Woodhouses, Failsworth, M35 9NP

Price £390,000



- PART EXCHANGE CONSIDERED
- NEW BUILD TOWN HOUSE
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM PLUS SHOWER ROOM
- BLOCK PAVED DRIVE TO THE FRONT

- OVERLOOKING BROOKDALE GOLF COURSE
- 4 BEDROOMS
- BI-FOLD DOORS
- ENCLOSED REAR GARDEN
- READY TO MOVE INTO

Tel: 0161 669 4833

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Price £390,000



**\*\*Part Exchange Considered\*\*** Want a NEW house for Christmas, with our developer offering Part Exchange you could end 2024 in your new home.

Situated in a highly sought after location this new development of 4 bedroom 3 storey mews style properties which overlook Brookdale Golf course to the rear.

These quality properties include fully fitted kitchens with integrated washing machine, fridge freezer, dishwasher and wine fridge along with electric oven, microwave, electric hob and extractor fan. Bi-Fold doors leading from the kitchen into the garden are ideal for family parties and entertaining.

Internal viewing highly recommended to appreciate these new build properties which are complete and ready to move into.

### Lounge

15'8" x 12'1" (4.8m x 3.7m)

Composite entrance door, Upvc double glazed bay window, radiator.

### Inner Hallway

Radiator, stairs leading to first floor landing.

### Guest WC

WC and wash hand basin, heated towel rail, wall and floor tiles, extractor fan.

### Kitchen Diner

16'4" x 12'1" (5.0m x 3.7m)

Fitted wall and base units with work surfaces and integrated appliances which include fridge freezer, washing machine, dishwasher, electric oven, hob and extractor along with microwave. Bi-fold doors to the rear along with lantern window gives plenty of natural light.

### Bedroom 1

14'5" x 12'1" (4.4m x 3.7m)

Front aspect on the first floor with fitted carpet, Upvc double glazed window, radiator.

### Bedroom 2

9'10" x 12'1" (3.0m x 3.7m)

Rear aspect over looking the golf course on the first floor, fitted carpet, Upvc double glazed window, radiator.

### Bathroom

4 piece suite comprising shower enclosure, bath, wc and wash hand basin. Wall and floor tiles, heated towel rail.

### Bedroom 3

12'1" x 16'0" into eaves (3.7m x 4.9m into eaves)

Front aspect with 2 x velux roof windows, fitted carpet, Upvc double glazed window, radiator.

### Bedroom 4

12'1" x 11'9" (3.7m x 3.6m)

Located on the 2nd floor with floor to ceiling picture window over looking the golf course, fitted carpet, Upvc double glazed window, radiator.

### Shower Room

Shoer enclosure, wc and wash hand basin. Wall and floor tiles, heated towel rail.

### Externally

Enclosed garden to the rear with flagged patio and artificial grass, block paved driveway to the front.

# Floorplan









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### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### 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





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](mailto:oldham@hunters.com)  
<https://www.hunters.com>

