

HUNTERS[®]

HERE TO GET *you* THERE



Lulworth Crescent

Failsworth, Manchester, M35 9HR

Offers Over £240,000



Council Tax: B



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Situated in a popular location offering easy access to local transport links and Daisy Nook country park. This semi-detached true bungalow comprises entrance hall, lounge, kitchen, 2 bedrooms and shower room. The property benefits from gas central heating and Upvc double glazing. Externally there are good sized gardens to both front and rear along with block paved driveway leading to detached garage. EPC Rating C

Hallway

Upvc entrance door.

Lounge

12'5" x 12'1" (3.8m x 3.7m)

Upvc double glazed window, radiator.

Kitchen

12'1" x 7'10" (3.7m x 2.4m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, radiator, Upvc door to side.

Bedroom 1

13'1" x 10'9" (4.0m x 3.3m)

Storage cupboards, Upvc double glazed window, radiator.

Bedroom 2

9'6" x 8'6" (2.9m x 2.6m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

Exteranly

Spacious gardens to both the front and rear with long block paved driveway to the side leading to detached garage.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B



Road Map



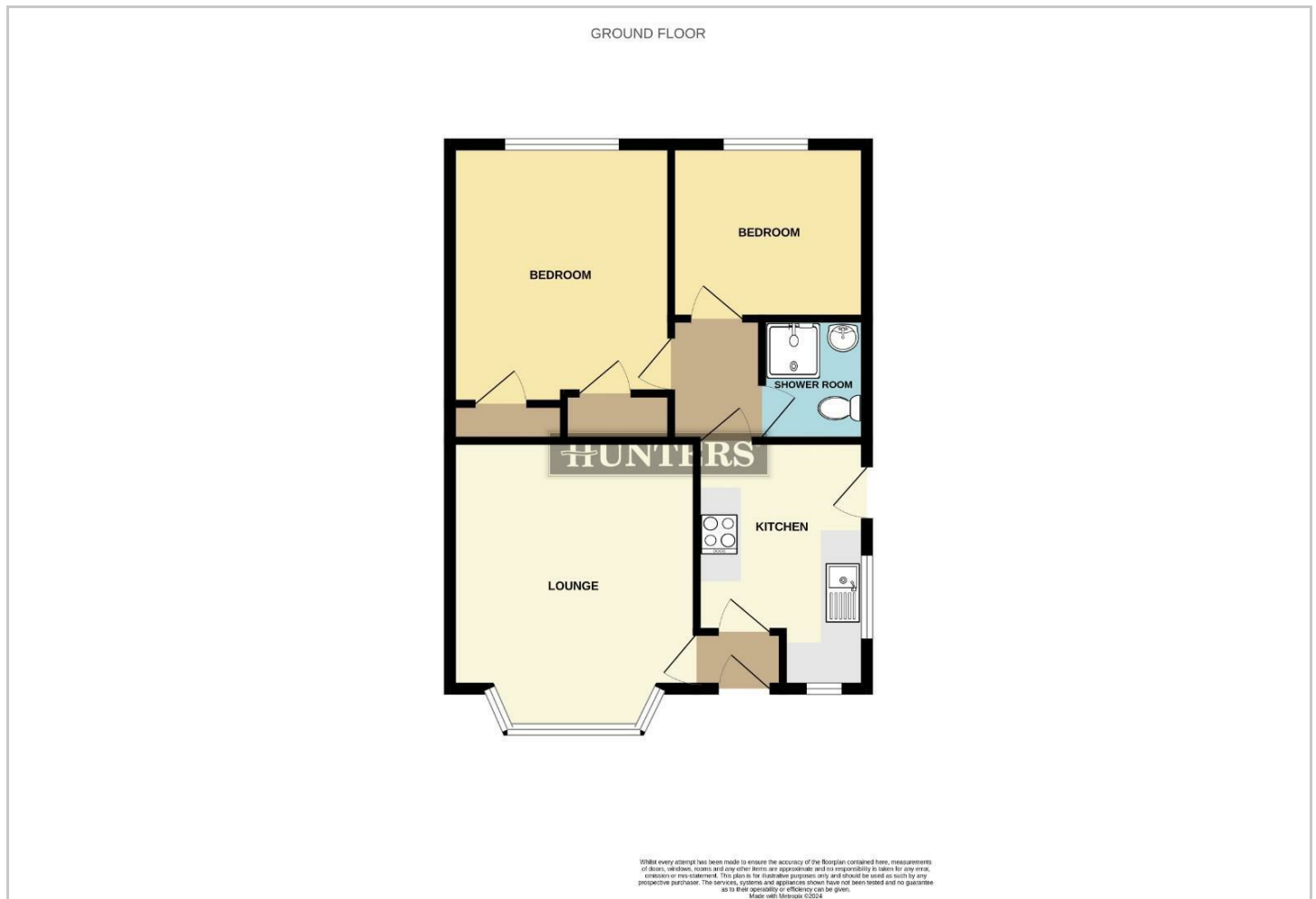
Hybrid Map



Terrain Map



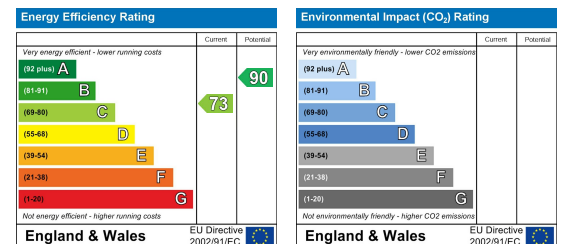
Floor Plan



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.

Energy Efficiency Graph



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.