

HUNTERS[®]

HERE TO GET *you* THERE



Margrove Close

Failsworth, Manchester, M35 9XQ

Price £440,000



- DETACHED FAMILY HOME
- 4 BEDROOMS
- GAS CENTRAL HEATING
- INTEGRAL GARAGE
- BLOCK PAVED DRIVEWAY

- CUL-DE-SAC LOCATION
- EN-SUITE TO MASTER BEDROOM
- UPVC DOUBLE GLAZING
- SOUTH FACING REAR GARDEN
- ELECTRIC CAR CHARGING POINT

Tel: 0161 669 4833

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Welcome to this stunning property located in the desirable Margrove Close, Failsworth, Manchester. This immaculately presented detached house offers a perfect blend of comfort and style, making it an ideal choice for a spacious family home.

As you step inside, you are greeted by a generous reception room that is perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is its south-facing rear garden, allowing you to soak up the sun and enjoy outdoor activities in the comfort of your own home. The cul-de-sac location ensures a peaceful and safe environment for you and your family to thrive.

Conveniently, this property offers parking for up to three vehicles, eliminating any parking woes. Additionally, being just a short walk from the picturesque Daisy Nook country park, you can easily immerse yourself in nature and enjoy leisurely strolls whenever you desire.

Overall, this property in Margrove Close is a rare find that combines practicality with charm. Don't miss out on the opportunity to make this house your home sweet home. EPC Rating C

Entrance Hallway

Composite entrance door, tiled floor, radiator, stairs leading to first floor landing.

Lounge

16'10" x 10'5" (5.14m x 3.2m)

Media wall with inset electric fire, tiled floor, radiator, Upvc double glazed bay window.

Kitchen Diner

25'3" x 11'1" (7.7m x 3.4m)

Large family kitchen diner with bank of wall units and Island with granite work surfaces, inset sink and electric hob. Appliances include electric oven and microwave, and integrated fridge freezer. Tiled floor, 2 x Upvc patio doors and upright radiator. (Oven, Hob and Microwave are Neff)

Conservatory

12'1" x 11'1" (3.7m x 3.4m)

Upvc double glazed windows and French doors leading to rear garden.

Guest WC

Low level wc and wash hand basin. Wall and floor tiled, radiator, extractor fan.

Landing

Storage cupboard.

Master Bedroom

14'7" x 13'1" (4.45m x 4.0m)

Built in wardrobes, Upvc double glazed window, radiator.

En Suite

3 piece suite with tiled shower enclosure, low level wc, and vanity wash hand basin. Floor tiles, Upvc double glazed window, radiator and extractor fan.

Bedroom 2

9'9" x 9'6" (2.99m x 2.92m)

Built in wardrobes, Upvc double glazed window radiator.

Bedroom 3

12'0" x 8'6" (3.67m x 2.61m)

Build in wardrobes, Upvc double glazed window, radiator.

Bedroom 4

12'1" x 8'1" (3.69 x 2.48m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bathroom

7'2" x 6'2" (2.19m x 1.88m)

3 piece suite comprising bath with shower over and glass shower screen, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

Integral Garage

Power and lighting, plumbing for washing machine and space for tumble dryer, up and over door to the front with internal door leading to kitchen diner.

Externally

Block paved driveway to the front along with flower beds whist to the rear is a south facing rear garden with lawn and decked patio area. Electric vehicle charging point

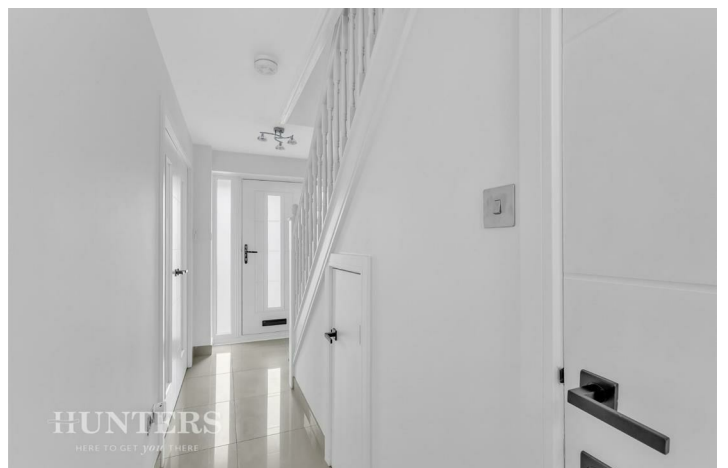
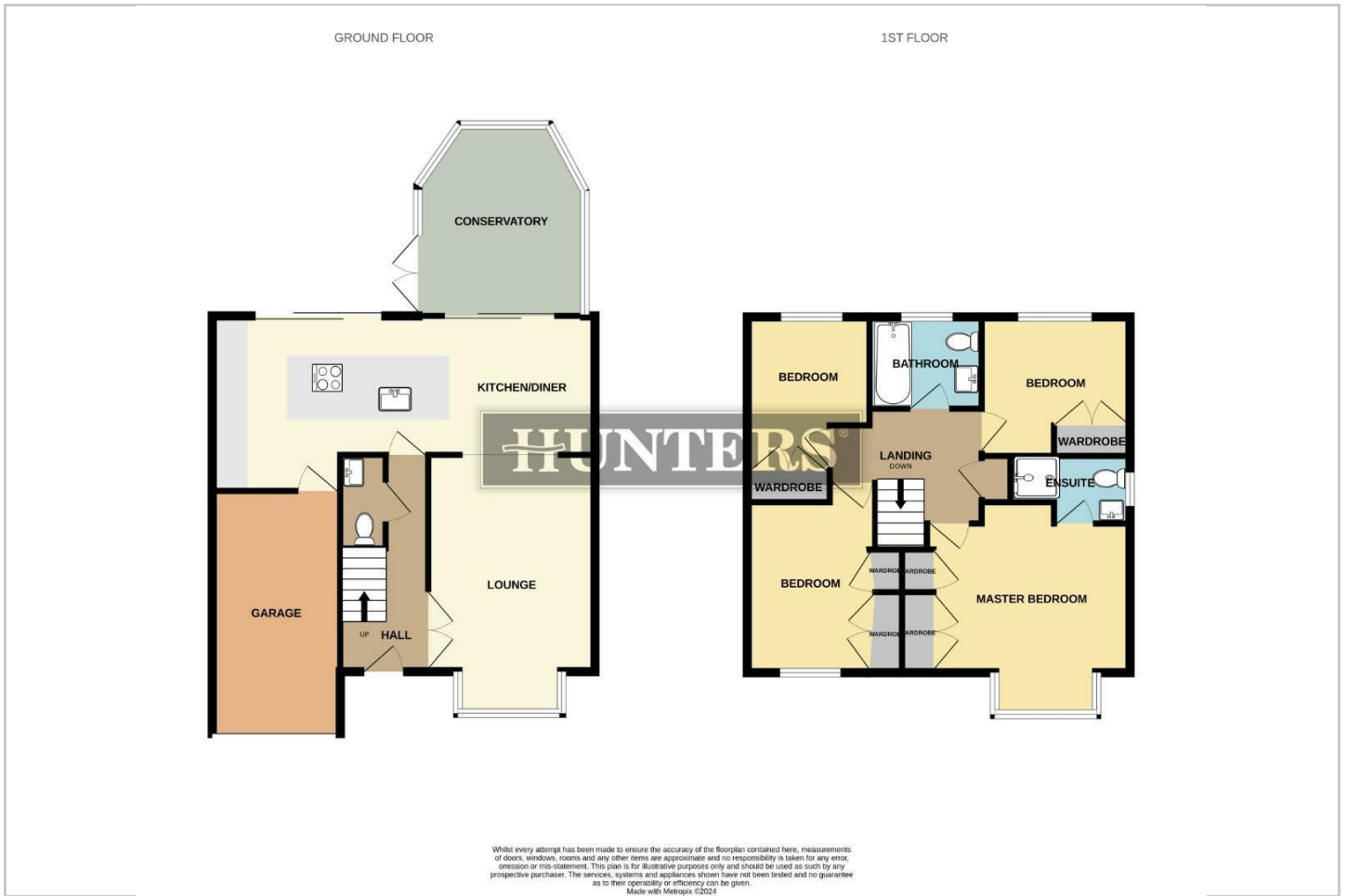
Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating C

Floorplan

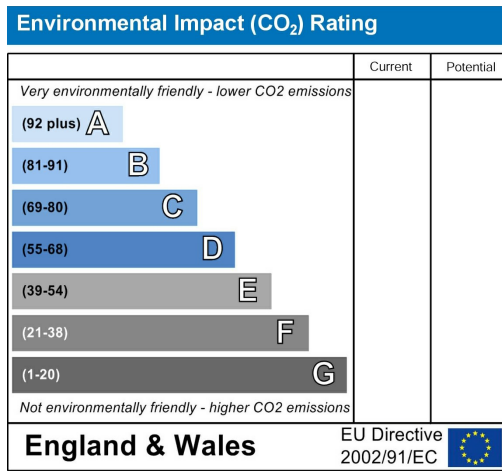
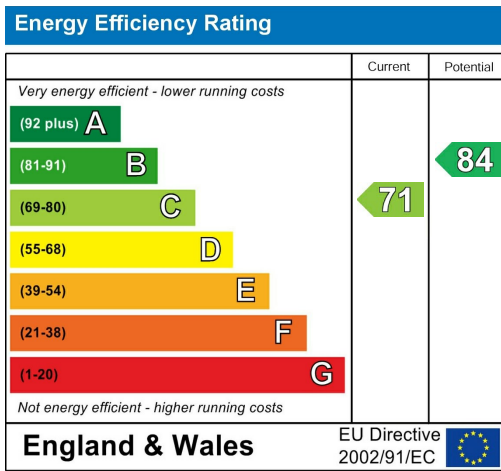






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Energy Efficiency Graph

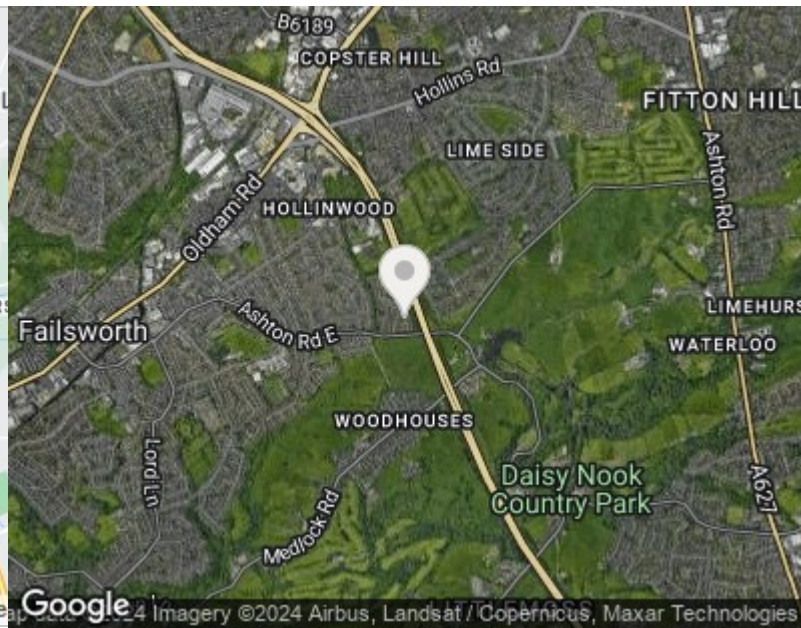


Viewing

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





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.

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