

HUNTERS[®]

HERE TO GET *you* THERE



Wesley Street

Failsworth, Manchester, M35 9FH

Price £160,000



Council Tax: A



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Welcome to Wesley Street, Failsworth, - a charming terraced house that could be your next dream home! This property boasts a modern fitted kitchen with a hidden pantry, perfect for all your culinary adventures. With 1 reception room, 2 bedrooms, and 1 bathroom, this house is ideal for a small family or professionals looking for a comfortable living space.

The house is well presented and maintained, ensuring that you can move in hassle-free and start enjoying your new home from day one. Say goodbye to chilly evenings with the gas central heating keeping you warm and toasty throughout the year. The upvc double glazing not only adds to the energy efficiency of the property but also provides a peaceful sanctuary.

Located conveniently for easy access to Manchester City Centre, this property offers the perfect blend of suburban and urban convenience. Whether you're commuting to work or exploring the vibrant city life, this house provides the ideal base for all your adventures.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location. Book a viewing today and let Wesley Street welcome you to a life of comfort and style! EPC Rating C

Vestibule Entrance

Rock entrance door.

Lounge

14'1" x 12'5" (4.3m x 3.8m)

Gas fire with feature surround, Upvc double glazed window, radiator.

Kitchen Diner

12'5" x 11'1" (3.8m x 3.4m)

Recently fitted modern wall and base units with work surfaces, tiled splashback and breakfast bar. Electric double oven, induction hob and extractor hood. Integrated washing machine, fridge freezer and dishwasher. The bank of wall units open up to reveal a hidden pantry. Upvc double glazed window, Rock door to rear, radiator.

Bedroom 1

12'5" x 11'1" (3.8m x 3.4m)

Upvc double glazed window, radiator.

Bedroom 2

11'1" x 7'2" (3.4m x 2.2m)

Upvc double glazed window, radiator.

Bathroom

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

Loft

Boarded for storage along with velux roof window.

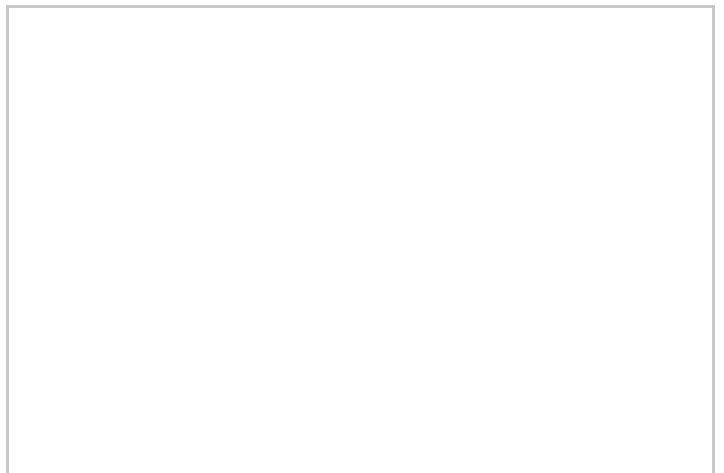
Externally

Small forecourt to the front with enclosed yard to the rear.

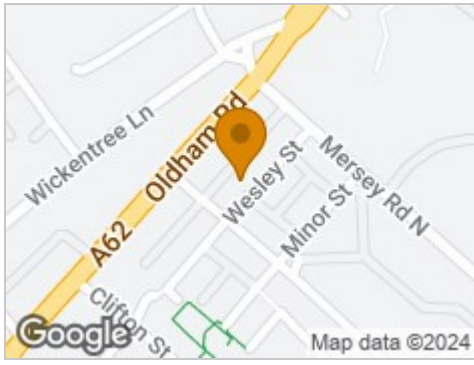
Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A



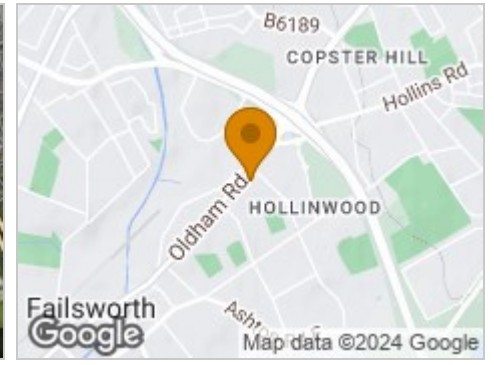
Road Map



Hybrid Map



Terrain Map



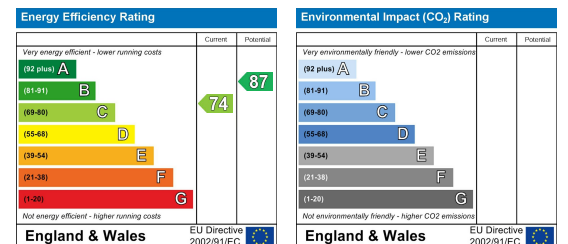
Floor Plan



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.