

# HUNTERS®

HERE TO GET *you* THERE



## Medlock Road

Failsworth, M35 9WP

Offers Over £325,000



- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN
- EPC RATING C

- OVER LOOKING FIELDS
- 2 BATHROOMS PLUS GUEST WC
- UPVC DOUBLE GLAZED SASH WINDOWS
- NO CHAIN

Tel: 0161 669 4833

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Offers Over £325,000



Nestled in the sought-after location of Woodhouses, this charming mid-terrace house on Medlock Road offers a delightful blend of comfort and convenience. Spanning an impressive 1,012 square feet, the property features three bedrooms, making it an ideal home for families or professionals.

Upon entering, you are welcomed into a reception room that provides a perfect setting for relaxation or entertaining guests. The house boasts two modern bathrooms, ensuring ample facilities for the household. The property is enhanced by UPVC double glazed sash windows, which not only add to its aesthetic appeal but also contribute to energy efficiency.

One of the standout features of this home is its rear garden, which overlooks fields, providing a tranquil escape from the hustle and bustle of daily life. The front drive offers convenient off-road parking, a valuable asset in this desirable area.

For those who enjoy the outdoors, the property is just a short walk from Daisy Nook Country Park, where you can explore beautiful walking trails and enjoy nature. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this mid-town house on Medlock Road presents a wonderful opportunity to secure a lovely home in a prime location, combining modern living with the beauty of the surrounding countryside. Don't miss your chance to view this exceptional property.



### Lounge

14'5" x 11'9" (4.4m x 3.6m)

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

### Guest WC

Low level wc and wash hand basin. Radiator, extractor fan.

### Kitchen

11'9" x 14'5" (3.6m x 4.4m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Stable door leading to rear garden, Upvc double glazed sash window, radiator.

### Bedroom 1

15'1" x 11'9" (4.6m x 3.6m)

Upvc double glazed Sash window, radiator. Storage cupboard.

### Bedroom 2

11'9" x 6'10" (3.6m x 2.1m)

Upvc double glazed Sash window, radiator. Storage Cupboard.

### Shower Room

Shower enclosure, wash hand basin and low level wc. Wall and floor tiles, radiator, extractor fan.

### Bedroom 3

13'1" x 11'9" (4.0m x 3.6m)

Velux roof window, radiator.

### Bathroom

Freestanding round top bath, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

### Externally

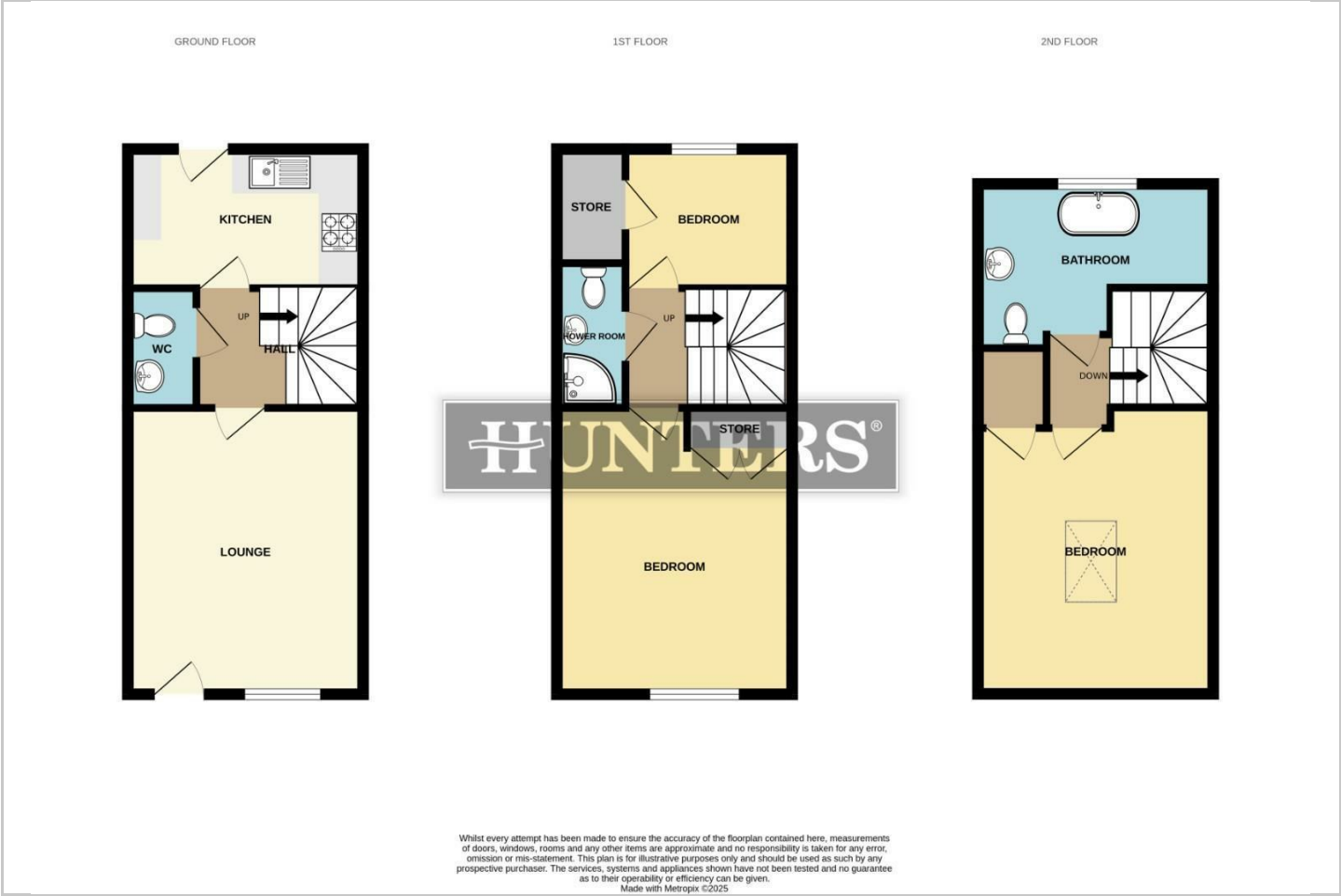
Driveway to the front with enclosed garden to the rear which has been flagged for low maintenance and outlooks over fields.

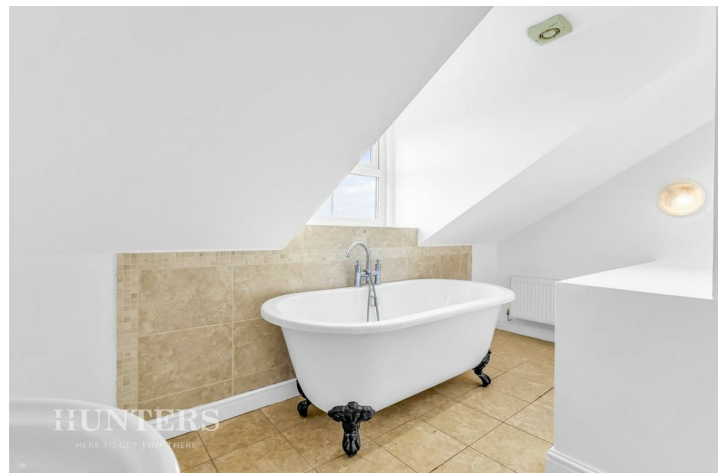
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; D

Floorplan

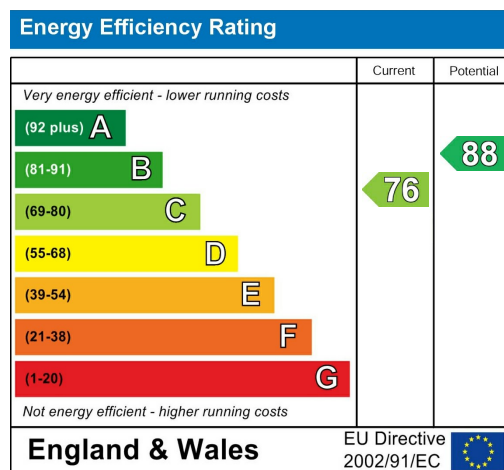








## Energy Efficiency Graph

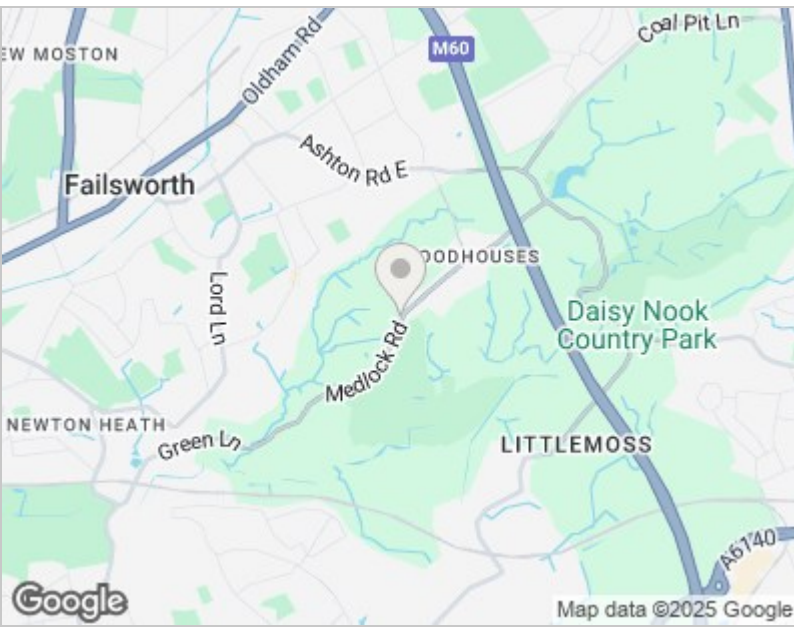


## Viewing

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.

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

