

HUNTERS[®]

HERE TO GET *you* THERE



Wickentree Lane

Failsworth, M35 9AY

Offers Over £140,000



Council Tax: A



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Nestled on Wickentree Lane in the charming area of Failsworth, this end terrace house presents a wonderful opportunity for those seeking a project with great potential. Comprising bedrooms and a comfortable reception room, the property is ideal for first-time buyers or investors.

One of the standout features of this home is its convenient location, just a short walk from the tram stop, which provides easy access to the vibrant Manchester city centre. This makes it perfect for commuters or anyone wishing to enjoy the cultural and social offerings of the city.

While the property does require refurbishment, it offers a blank canvas for creative minds to transform it into a modern living space tailored to their tastes. The presence of UPVC double glazing ensures that the home benefits from improved energy efficiency and comfort.

With no onward chain, this property is ready for a swift transaction, allowing you to embark on your renovation journey without delay. Whether you are looking to create a cosy family home or a rental investment, this house on Wickentree Lane is brimming with potential and awaits your personal touch. Don't miss the chance to explore the possibilities that this property has to offer.

Vestibule Entrance

Upvc entrance door.

Lounge

13'9" x 12'9" (4.2m x 3.9m)

Upvc double glazed window.

Kitchen

12'9" x 11'9" (3.9m x 3.6m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, Upvc door to rear. Stair leading to first floor landing.

Bedroom 1

12'9" x 7'10" (3.9m x 2.4m)

Upvc double glazed window.

Bedroom 2

8'10" x 7'10" (2.7m x 2.4m)

Upvc double glazed window.

Study

5'2" x 4'7" (1.6m x 1.4m)

Upvc double glazed window.

Bathroom

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

Externally

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

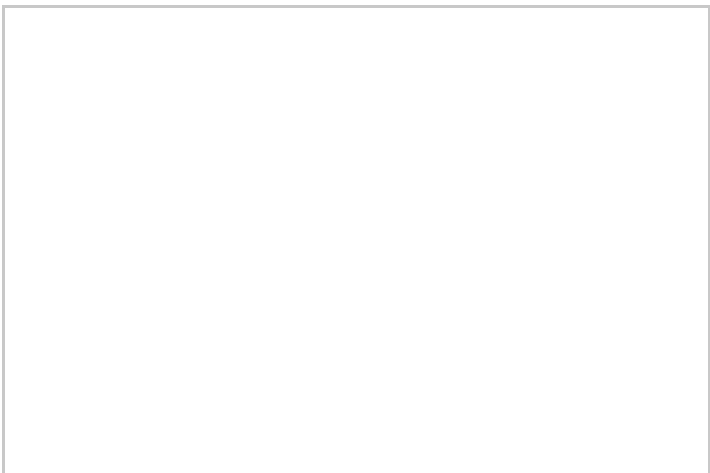
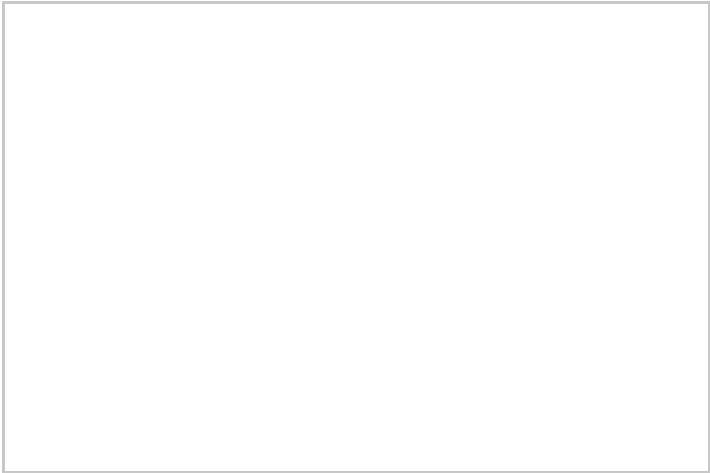
Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 846

Leasehold Ground Rent Amount, £6.00

Council Tax Banding; A



Road Map



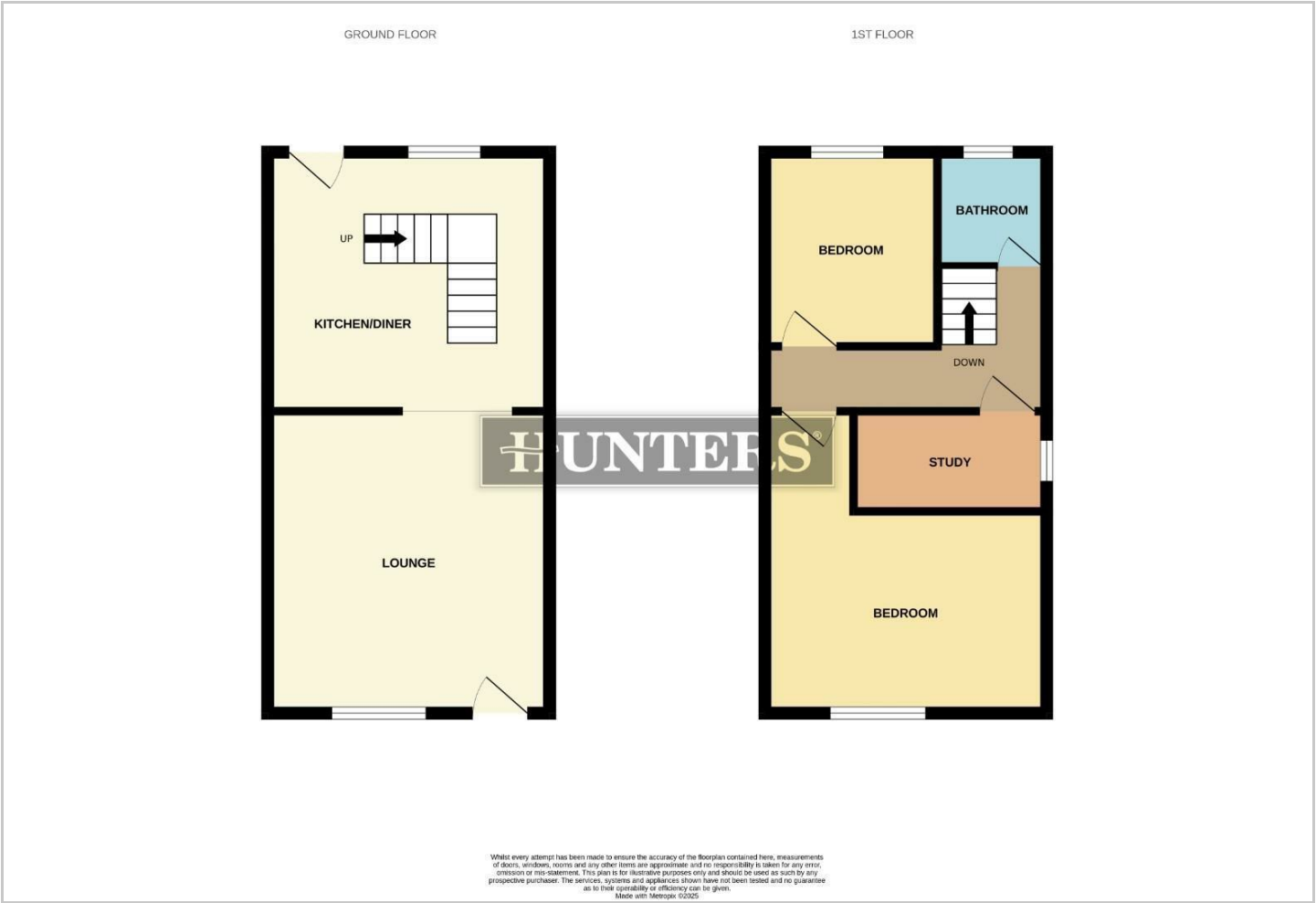
Hybrid Map



Terrain Map



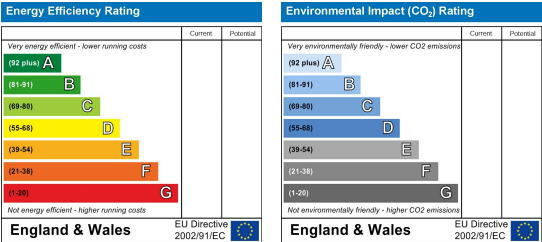
Floor Plan



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.