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49 Lodge Hall Drive, Failsworth



- Well Presented Three Bed Semi Detached
- Gas Central Heated / uPVC Double Glazed
- Down-Stair W.C / Lounge And Dining Kitchen
- En-Suite To Master Bed / Three Piece Family Bathroom
 - Tarmadam Driveway Providing Off Road Parking
- Enclosed Rear Paved Garden With Lawned And Stone Patio

Asking Price £295,000

Well presented three bed semi detached constructed by "Bellway Homes" circa 2018. Briefly comprising of gas central heating, uPVC double glazed windows, lounge, dining kitchen and a useful down-stair W.C. The first floor affords three bedrooms, the master with an en-suite shower room and a separate three-piece family bathroom. Externally to the front is a tarmacadam driveway affording off road parking and to the rear a large paved garden with steps up to a lawned and stone patio. Conveniently located for local shops and amenities, transport links and within close proximity of the M60 motorway network.

GROUND FLOOR

HALL

Entrance hall with laminate flooring and radiator.

W.C

Down-stair W.C with vanity wash-basin, low-level W.C, laminate flooring and radiator.

LOUNGE

4.82m x 4.18m (15'9" x 13'8")

Front aspect with bay window, T.V point, laminate flooring and radiator.



DINING KITCHEN

4.82m x 2.67m (15'9" x 8'9")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for washing machine, tile flooring and double doors to the rear garden.



FIRST FLOOR

BEDROOM 1

3.29m x 2.27m (10'9" x 7'5")

Front aspect with carpet flooring and radiator. Access to en-suite.



EN-SUITE

En-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, part tiled walls and laminate flooring.

BEDROOM 2

2.79m x 2.57m (9'1" x 8'5")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.62m x 2.20m (8'7" x 7'2")

Rear aspect with carpet flooring and radiator.



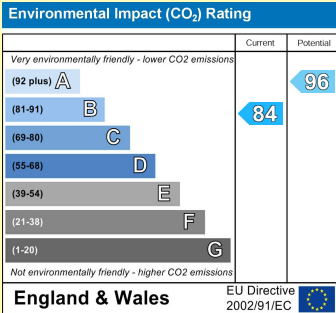
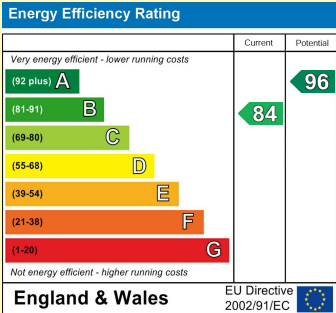
BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin, low-level W.C, fully tiled walls and laminate flooring.



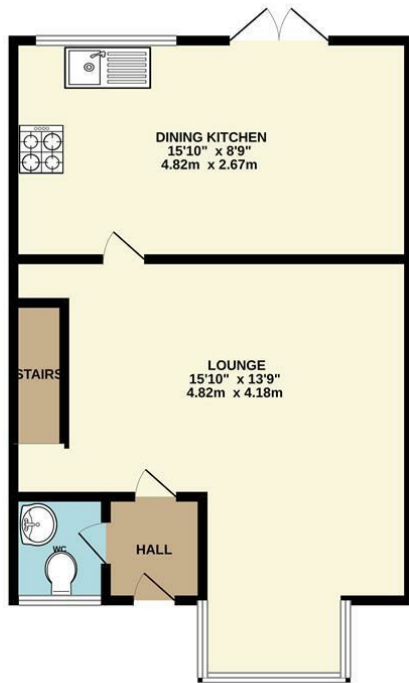
OUTSIDE

Externally to the front is a tarmacadam driveway affording off road parking and to the rear a large paved garden with steps up to a lawned and stone patio.

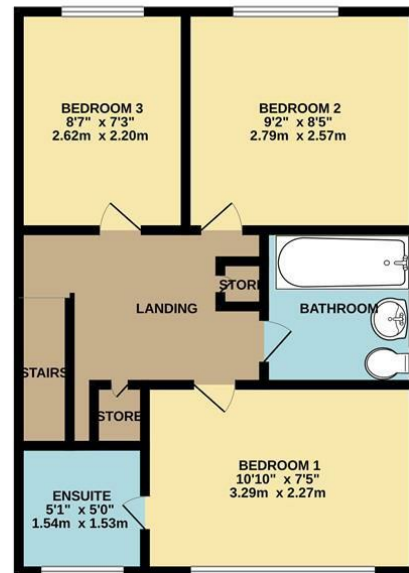


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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