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HERE TO GET *you* THERE



Waterfield Way

Failsworth, Manchester, M35 9GE

Offers Over £240,000

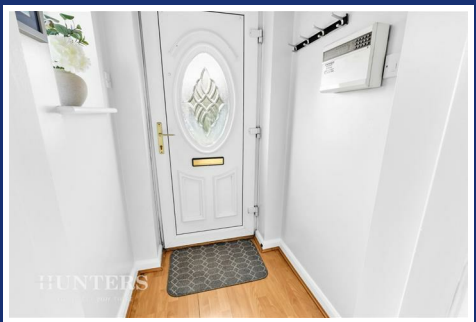
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- POPULAR LOCATION
- 2 BEDROOMS
- GAS CENTRAL HEATING
- GARDEN TO THE REAR
- VIEWING RECOMMENDED
- SEMI-DETACHED
- UPVC DOUBLE GLAZING
- DRIVEWAY TO THE FRONT
- NO ONWARD CHAIN
- EPC RATING C

Waterfield Way

Failsworth, Manchester, M35 9GE

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Welcome to this two-bedroom semi-detached house located on Waterfield Way in the popular area of Willow Park, Failsworth, this property offers a comfortable and inviting living space, making it an ideal choice for first-time buyers.

Upon entering, you will find a well-proportioned reception room that provides a perfect setting for relaxation and entertaining. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The two bedrooms are generously sized, offering ample space for rest and personalisation.

The property benefits from gas central heating and UPVC double glazing throughout, you can enjoy a warm and energy-efficient home all year round.

Externally there is a block paved driveway to the front with enclosed garden to the rear, ideal for entertaining.

Situated in a sought-after location, this house benefits from easy access to local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a cosy home, this property presents an excellent opportunity to create lasting memories in a delightful setting. Don’t miss your chance to view this lovely home. EPC Rating C

Porch
A welcoming entrance hall features a white door with decorative glass, complemented by light wooden flooring and bright white walls, creating an inviting first impression.

Lounge
15'11" x 12'3" (4.86m x 3.74m)
The lounge is a spacious, light-filled room with large leaded windows allowing natural light to flood in. It features warm wooden flooring and a charming fireplace with a wooden mantel as a central focal point. The neutral walls and a hint of soft green provide a calming backdrop, while the room's layout offers generous space for seating and relaxation. The staircase is positioned to one side, adding to the room's open feel.

Kitchen/Diner
12'3" x 8'10" (3.74m x 2.70m)
The kitchen/diner is thoughtfully arranged with white cabinetry and wood-effect worktops providing ample space for cooking and preparation. It includes integrated appliances such as an oven and hob with an extractor hood above. The space is brightened by a window over the sink and a door leading directly to the conservatory, allowing easy access and a flow of natural light. The warm wooden flooring complements the neutral tiled splashbacks, creating a modern yet cosy feel.

Conservatory
10'3" x 9'0" (3.13m x 2.75m)
The conservatory is a bright, airy space with a pitched roof and large windows on three sides, offering clear views of the rear garden. It has a tiled or laminate flooring with brick lower walls surrounding the space, making it a perfect spot for relaxing or casual dining while enjoying the garden outlook. Double doors lead out to the garden, providing a seamless transition between indoor and outdoor living areas.

Landing
The landing is carpeted in a soft grey and painted in crisp white, creating a bright and neutral space that connects the upstairs rooms. A white balustrade borders the staircase, maintaining an open and airy feel.

Bedroom 1
12'3" x 8'10" (3.74m x 2.70m)
Bedroom 1 is a comfortable double room with a large window that allows plenty of natural light to fill the space. It is neutrally decorated with soft grey carpets and light walls, providing a restful atmosphere. A built-in wardrobe with wooden doors offers practical storage space, complementing the room's simplicity and calmness.

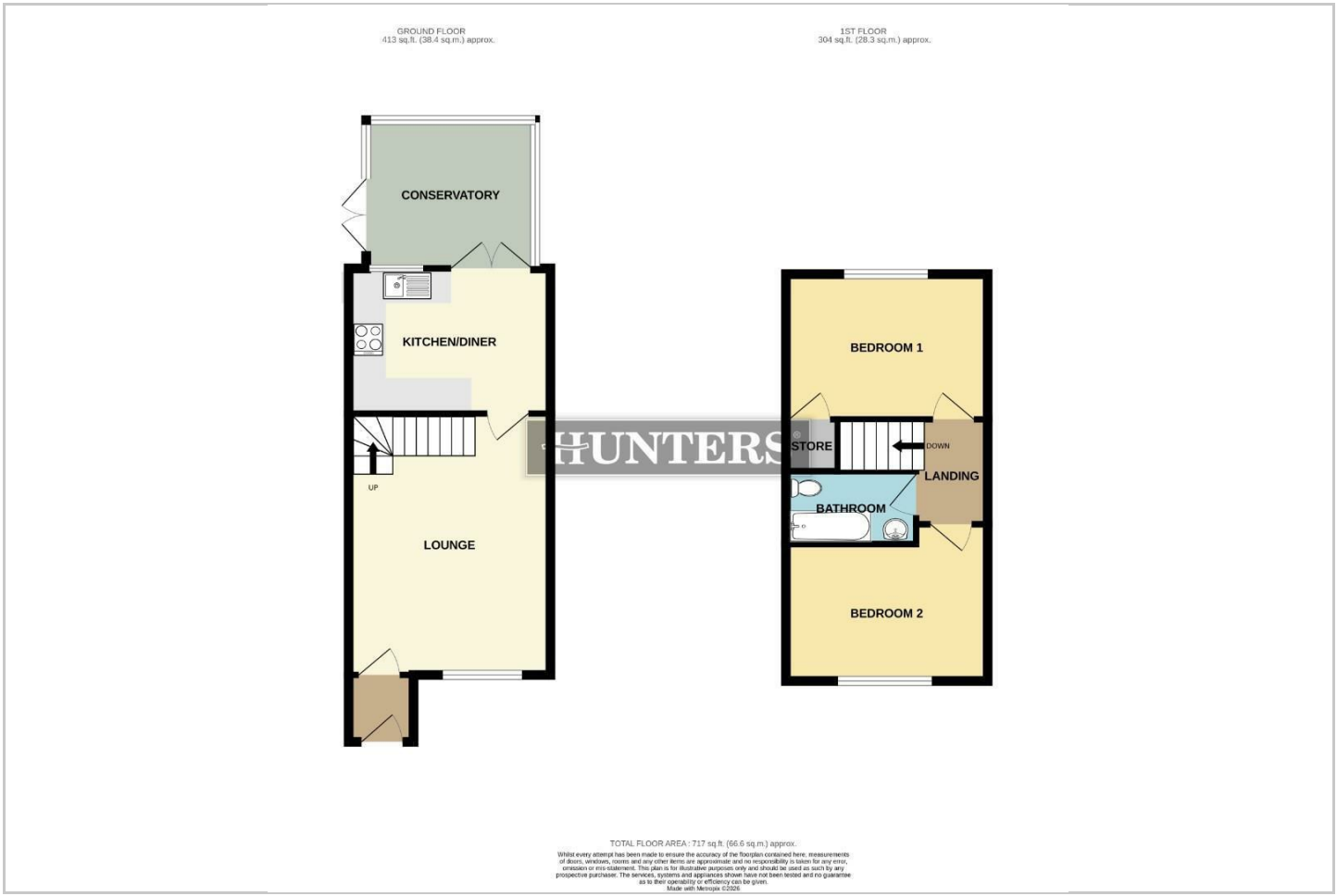
Bedroom 2
12'3" x 9'6" (3.74m x 2.91m)
Bedroom 2 is a well-proportioned double bedroom featuring a large leaded window that fills the room with light. It offers ample built-in storage with white wardrobes that blend neatly with the soft grey carpeting and light walls. The space is ideal for restful nights and practical living.

Bathroom
7'11" x 4'5" (2.42m x 1.35m)
The bathroom is fitted with modern fixtures including a white sink set into a curved vanity unit, a toilet, and a bath with a glass screen and electric shower above. The walls are fully tiled in neutral beige tones, complemented by a dark tiled floor, creating a clean and contemporary space. A window above the bath provides natural light and ventilation.

Rear Garden
The rear garden is tiered and enclosed, featuring a paved patio area adjacent to the conservatory with steps leading up to a raised section of garden bordered by fencing and mature shrubs. The space offers a private and sheltered outdoor area that is ideal for relaxing or gardening, with a circular paved feature at the centre of the upper garden providing a focal point.

Front Exterior
The front exterior of the property has a traditional yet charming style with a mix of brickwork and decorative timber framing under a pitched tiled roof. The main entrance door features an oval glass panel, and the driveway offers ample parking space with block paving. The property sits well within its plot and is bordered by shrubs to one side, giving a neat and welcoming appearance.

Floorplan


GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.
1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.
CONSERVATORY
KITCHEN/DINER
UP
LOUNGE
BEDROOM 1
STORE
DOWN
LANDING
BATHROOM
BEDROOM 2
HUNTERS
TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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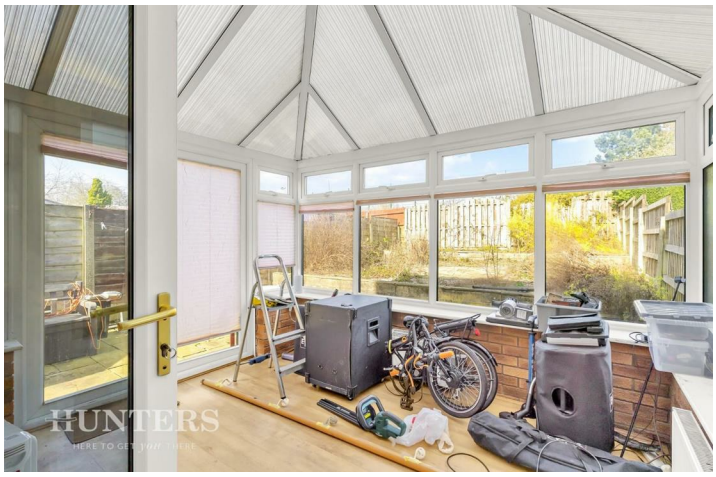

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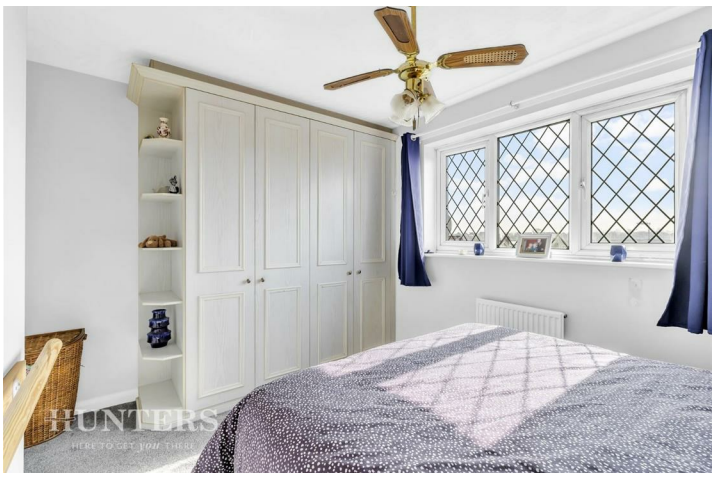




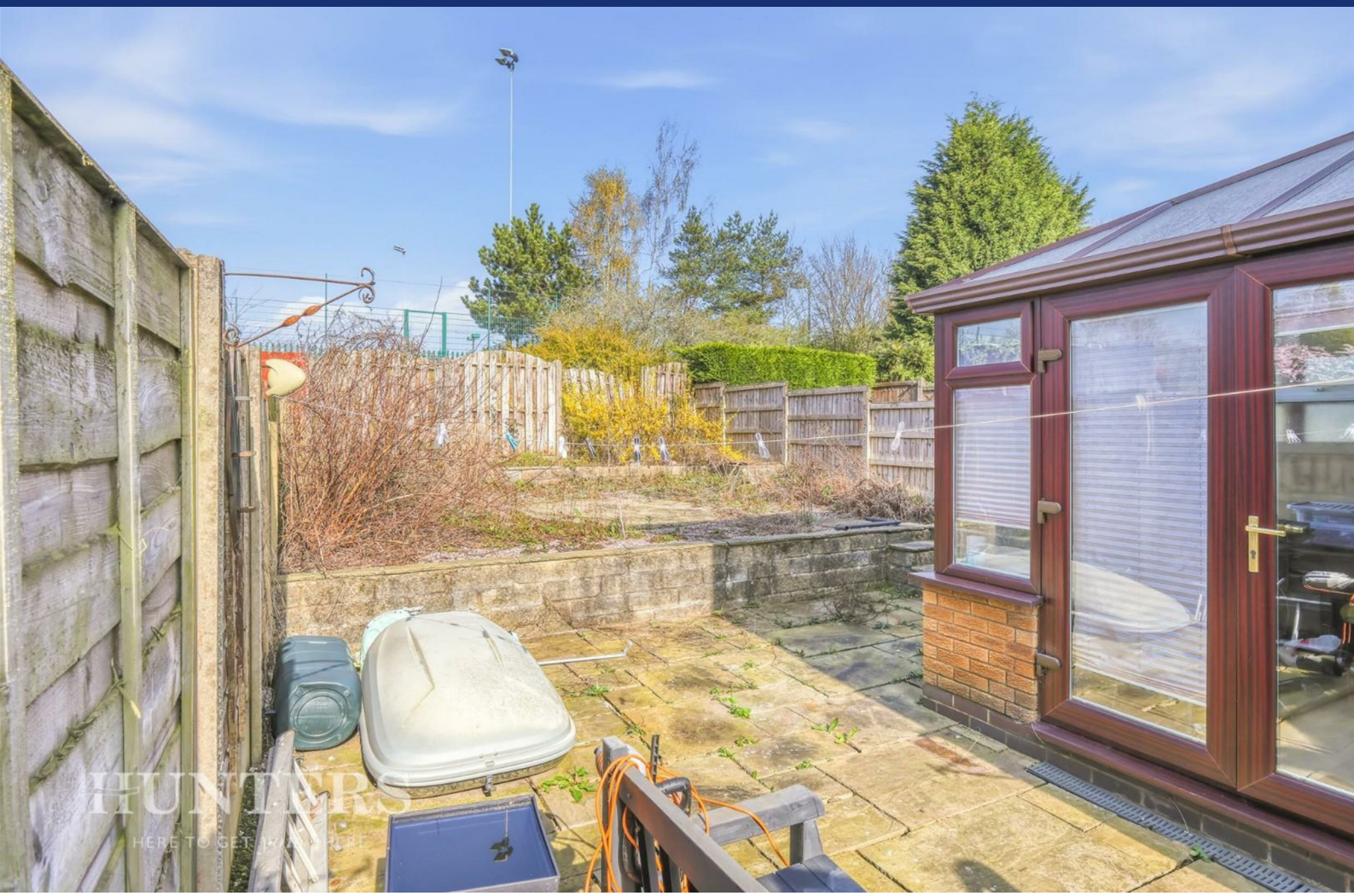




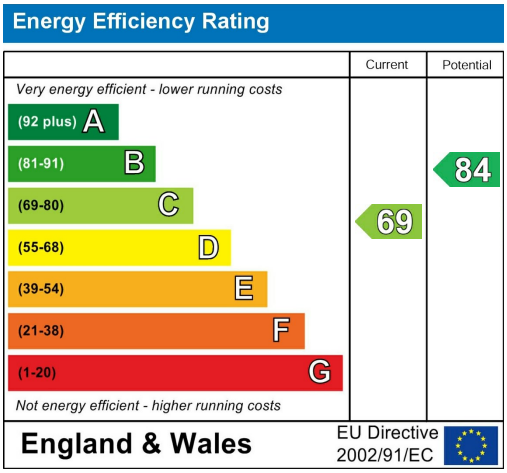


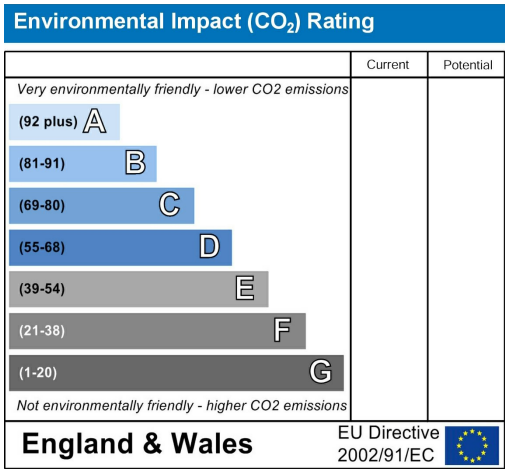






Energy Efficiency Graph





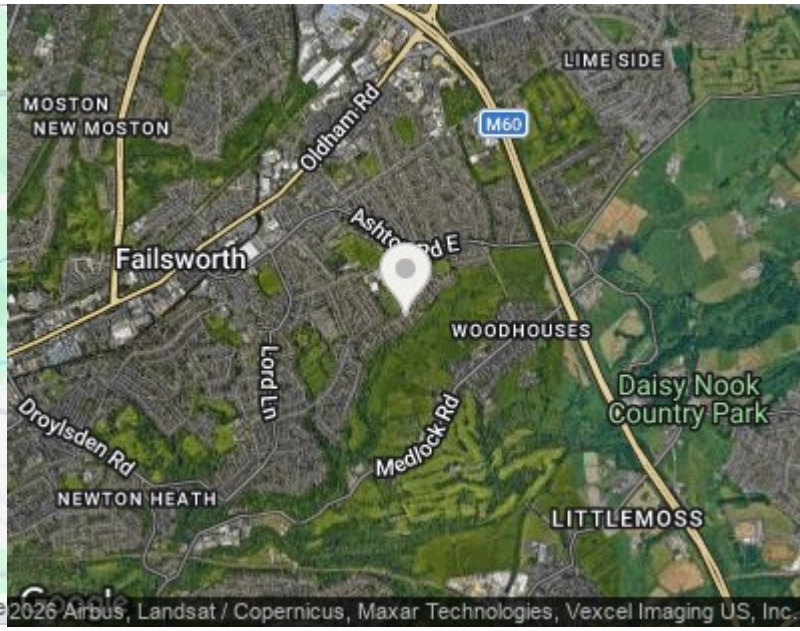
Viewing

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





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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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