MCDERMOTT & CO

THE PROPERTY AGENTS

£299,995

4 Mitchells Quay, Failsworth, Manchester, M35 0QD

4 Mitchells Quay, Failsworth, Manchester, M35 0QD

McDermott & Co are proud to present this beautifully maintained and extended three-bedroom semi-detached family home, ideally situated within the highly sought-after Mitchells Quay development in Failsworth.

Built in 1997 and presented to an excellent standard throughout, this attractive property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families and those looking to upsize.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, and a snug perfect for entertaining or family living. The fitted kitchen offers ample storage and workspace, catering perfectly for modern-day living, along with additional utility area,

Hallway

6'1 x 3'5 (1.85m x 1.04m)
A bright and well-presented entrance hallway, accessed via the front door with decorative glazed panels, allowing for natural light.
The space features a carpeted staircase with white handrail leading to the first floor, along with wood-effect flooring, ceiling lighting, and a radiator.
A welcoming and practical entrance space, providing access to the ground floor accommodation.

Lounge

15'1 x 11'4 (4.60m x 3.45m)
A spacious and beautifully presented lounge, offering a bright and contemporary living space ideal for relaxing and entertaining.
The room benefits from a large front-facing window, allowing plenty of natural light, while a striking feature media wall incorporating a modern inset fireplace creates an impressive focal point. Decorative acoustic wall panelling adds a stylish and contemporary finish.
Finished with plush carpeting, modern ceiling lighting, and a radiator, this is a comfortable and well-appointed living space perfectly suited to modern family living.

Kitchen/Dining Room

9'2 x 14'7 (2.79m x 4.45m)
A modern and beautifully presented kitchen diner, fitted with a range of sleek high-gloss wall and base units, complemented by contrasting work surfaces and under-unit lighting, creating a stylish and contemporary finish.
The kitchen benefits from a built-in oven, gas hob, extractor hood, dishwasher, and space for additional appliances, while a window positioned above the sink allows for plenty of natural light.
The dining area comfortably accommodates a dining table and chairs, creating a sociable space for everyday dining and entertaining. A door provides direct access to the rear garden, enhancing the indoor-outdoor connection.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a bright, modern, and practical kitchen diner, perfectly suited to family living.

Snug

8'10 x 6'2 (2.69m x 1.88m)
A bright and versatile snug, situated to the front of the garage conversion and accessed via a separate entrance door positioned to the side of the main front entrance, offering excellent flexibility.
The room benefits from a front-facing window and glazed entrance door, allowing plenty of natural light and creating a bright and welcoming feel.
Finished with carpeted flooring, recessed ceiling spotlights, and a wall-mounted radiator, this is a practical multi-purpose room, ideal for use as a snug, home office, playroom, or occasional bedroom.

Utility

13'4 x 6'2 (4.06m x 1.88m)
A bright and practical utility room, positioned to the rear of the garage conversion and providing excellent additional storage and workspace.
Fitted with a range of wall and base units, complemented by generous work surfaces and a stainless steel sink unit, the room is ideal for everyday household use. The space also benefits from plumbing and space for laundry appliances and additional under-counter storage.
A window and rear access door allow for plenty of natural light, while recessed ceiling spotlights, wood-effect flooring, and a wall-mounted electric heater complete the space.
A useful and well-proportioned utility room, helping to keep the main living areas clutter free.

Stairs & Landing

9'5 x 6'1 (2.87m x 1.85m)
A bright and well-presented staircase and landing, featuring a carpeted staircase with white balustrade, creating a clean and welcoming feel.
The landing benefits from a window allowing plenty of natural light, along with fitted carpeting and ceiling lighting, providing access to all first-floor rooms.
A bright and practical space, finished in neutral tones throughout.

Bedroom One

8'3 x 12'8 (2.51m x 3.86m)
A bright and well-presented main bedroom, benefiting from two windows allowing plenty of natural light and creating a bright and airy feel throughout.
The room features a range of fitted wardrobes, providing excellent storage while maximising the available floor space. A feature panelled wall behind the bed adds a stylish and contemporary touch.
Finished with carpeted flooring, ceiling lighting, and a radiator, this is a comfortable and well-appointed double bedroom ideal for everyday living.

Bedroom Two

9'10 x 7'3 (3.00m x 2.21m)
A bright and well-presented second bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room offers space for a bed and additional furniture and also houses the wall-mounted combi boiler.
Finished with carpeted flooring, ceiling lighting, and a radiator, creating a comfortable and practical space.
Ideal for use as a bedroom, nursery, guest room, or home office.

Bedroom Three

6'5 x 7'4 (1.96m x 2.24m)
A bright and well-presented third bedroom, benefiting from a large window allowing plenty of natural light and pleasant views.
Finished with carpeted flooring, ceiling lighting, and a radiator, the room features a decorative feature wallpaper wall, adding character and style.
A comfortable and practical bedroom, ideal for a child, nursery, guest room, or home office.

Bathroom

6'1 x 9'3 (1.85m x 2.82m)
A stylish and beautifully presented family bathroom, fitted with a P-shaped bath with rainfall shower over and glass screen, low-level WC, and a modern vanity unit with integrated wash basin and storage.
The room is finished with contemporary full-height tiling, complemented by a feature mosaic tiled shower panel, creating a sleek and modern finish throughout.
Additional features include a heated chrome towel rail, illuminated wall mirror, and recessed ceiling spotlights, making this a bright and well-appointed bathroom ideal for everyday use.

External

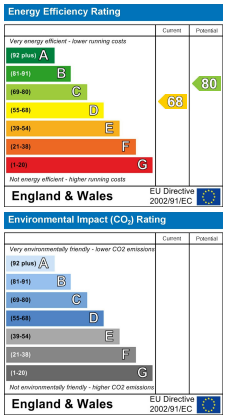
An attractive and beautifully presented semi-detached home, boasting excellent kerb appeal with a large tarmac driveway providing off-road parking for multiple vehicles, complemented by modern fencing and an attractive frontage.

To the rear, the property enjoys a private enclosed garden, thoughtfully landscaped with a generous porcelain patio, creating an exceptional space for outdoor dining, relaxing, and entertaining. The garden is designed for low-maintenance living and benefits from contemporary fencing, exterior lighting, and a striking feature living wall, adding character and style to the outdoor space.

A standout feature is the substantial garden room, offering versatile additional accommodation suitable for a variety of uses, with a secure gated entrance and a seamless connection to the patio area.

Overall, the property offers an excellent combination of ample parking, modern outdoor entertaining space, and versatile external accommodation, perfectly suited to modern family living.

Directions



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk