

Clarke & Co Estate Agents are delighted to present this deceptively spacious and extended three-bedroom semi-detached property, located in the popular and convenient area of Failsworth. With excellent access to local shops, schools, transport links, and Manchester City Centre, this home is perfectly positioned for modern family living.

Inside, the property features a welcoming entrance hallway, a downstairs cloakroom/WC, an open-plan lounge/diner, a fully fitted kitchen, and a separate walkway providing access to both the front and rear—perfect as a boot room or utility area. Upstairs, there are three generously sized bedrooms and a newly fitted modern bathroom.

Externally, the property benefits from a gated driveway and front garden, while the large, enclosed rear garden features lawn and patio areas—ideal for relaxing or entertaining.

This property has recently been fully refurbished throughout and ready to move in! Recent renovations include rewiring, a new boiler, damp proofing, roof overhaul, some new windows and doors, a new bathroom suite and downstairs WC, new flooring, and replastering and updated décor throughout.

This property is an ideal first-time or family home. Early viewing is strongly recommended.



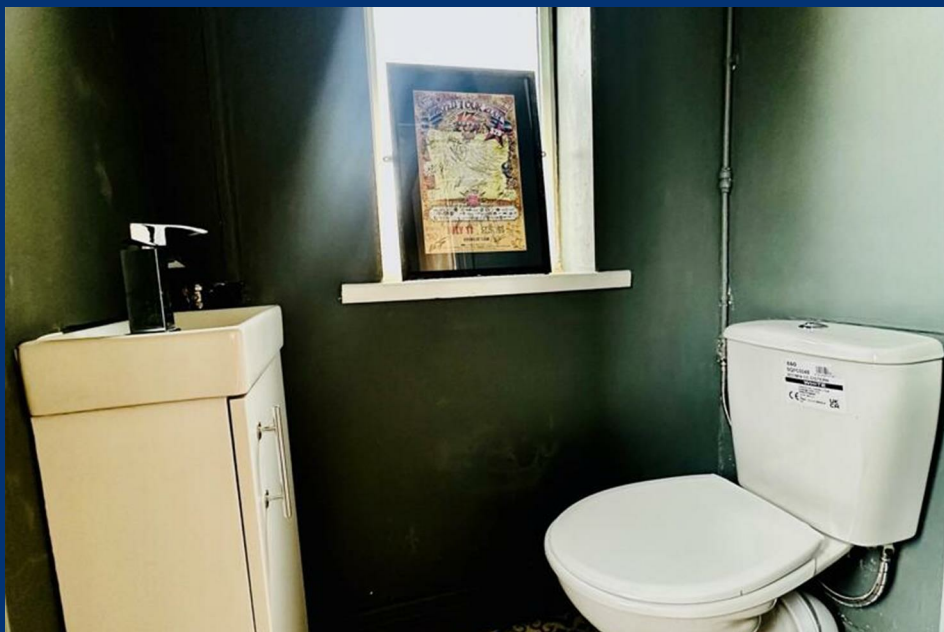
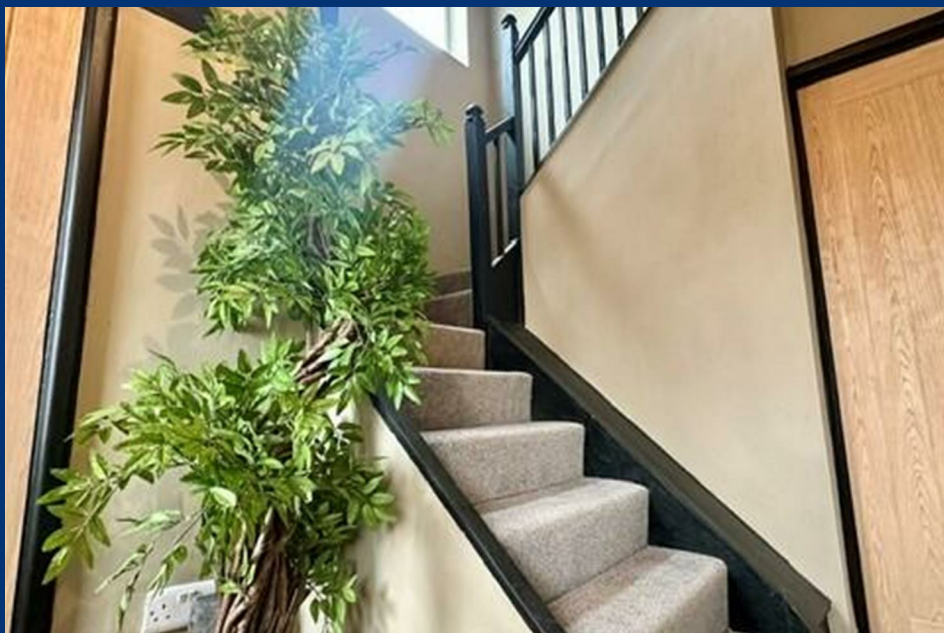
CLARKE & CO.

the property professionals

63

MARLBOROUGH DRIVE, FAILSWORTH, MANCHESTER,
M35 0LP





Accommodation and Amenities

Hall

Composite entrance door with double glazed frosted side lights, L shape stair case, oak effect laminate flooring and radiator.

Downstairs cloaks/ WC

Two piece suite in white comprising; WC and vanity basin. Side facing upvc frosted double glazed window.

Open plan - Lounge / Diner

Lounge - Front facing upvc double glazed window, radiator and archway to :-

Dining Area

Radiator and newly fitted upvc double glazed sliding doors to rear garden.

Kitchen

Wide range of wall and base units with complimentary worktops and splashback tiling. One and a half bowl stainless steel sink unit with mono tap, inset single electric oven and four gas hob. Rear facing upvc double glazed window and under stairs storage cupboard/ pantry.

Utility/ Boot room

Front composite door, rear composite door, front facing upvc double glazed window, plumbed for automatic washer and dryer. Radiator.

Stairs to first floor/ Landing

L Shape stair case, banister, side facing upvc double glazed window.

Bedroom One

Rear facing upvc double glazed window, radiator, storage cupboard and fitted robes.

Bedroom Two

Front facing upvc double glazed window and radiator.

Bedroom Three

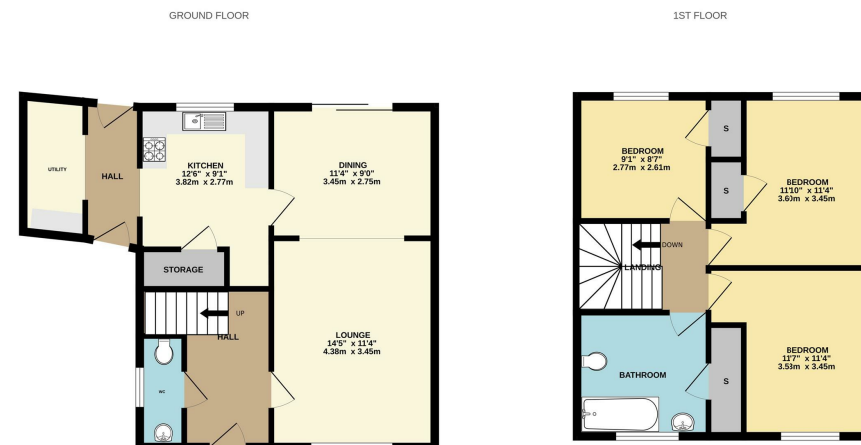
Rear facing upvc double glazed window, radiator and storage cupboard.

Bathroom

Newly fitted three piece suite in white comprising; panelled bath with a thermostatic shower and glass screen, WC and basin. Splashback panelling, Front facing frosted double glazed window, chrome towel radiator and walk in storage cupboard with newly fitted boiler.

Externally

Externally, the property benefits from a gated driveway and front garden, while the large, enclosed rear garden features lawn and patio areas—ideal for relaxing or entertaining.



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.
Made with Metropix ©2025

Terms

FREEHOLD

PRICE: £250,000

Disclaimer

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.

CLARKE & CO.

the property professionals

582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk