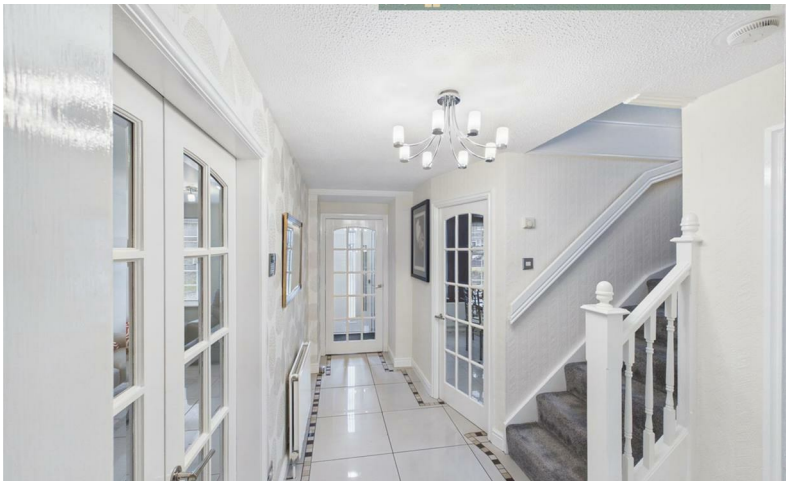
MCDERMOTT & CO

THE PROPERTY AGENTS





£510,000 Offers Over

5 Margrove Close, Failsworth, Manchester, M35 9XQ

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McDermott & Co are proud to present this well maintained four-bedroom detached family home, occupying a prime position within the highly sought-after Margrove Close, Failsworth. Offered to the market chain free and on a freehold basis, this impressive home combines generous living accommodation with a superb private garden, making it ideally suited to modern family living.

Briefly comprising a welcoming entrance hallway, spacious lounge with feature media wall and contemporary fireplace, separate dining room, versatile snug, stylish kitchen/breakfast room fitted with integrated Neff appliances, ground floor WC, utility room and a substantial integral garage. To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a family bathroom.

A particular feature is the exceptional potential on offer. The full-length integral garage, together with foundations already in place for a substantial double-storey extension, provides a rare opportunity to further enlarge

Hallway
6'11 x 14'4 (2.11m x 4.37m)
A spacious and welcoming entrance hallway featuring gloss tiled flooring, ceiling light fitting, radiator and a staircase rising to the first floor with spindle balustrading. Double glazed doors provide access to the principal ground-floor accommodation, whilst the generous proportions create an impressive first impression of the home. Finished in neutral tones throughout.

Lounge
11'11 x 15'8 (3.63m x 4.78m)
A spacious and beautifully presented lounge featuring wood-effect flooring, ceiling light fitting, radiators and a striking feature media wall incorporating a contemporary electric fireplace creating an attractive focal point. Double French doors open directly onto the rear patio and garden, allowing an abundance of natural light and providing pleasant views over the grounds.

Offering ample space for a range of lounge furniture, this impressive reception room is ideal for both everyday family living and entertaining, while the neutral décor and generous proportions enhance the bright and welcoming feel throughout.

Dining Room
8'4 x 11'3 (2.54m x 3.43m)
A spacious and well-presented dining room featuring gloss tiled flooring, a ceiling light fitting and radiator. Benefiting from two front-facing windows allowing an abundance of natural light, the room provides ample space for a family dining table and chairs.

Finished in neutral tones throughout, this bright and versatile room is ideal for both formal dining and entertaining, whilst enjoying a pleasant outlook over the front garden.

Snug
8'1 x 16'6 (2.46m x 5.03m)
A versatile snug featuring gloss tiled flooring, two front-facing windows allowing an abundance of natural light, ceiling light fittings and a radiator. Offering excellent flexibility, the room is ideal as a family room, playroom, home office or additional sitting room.

Benefiting from generous proportions and a pleasant outlook over the front garden, this bright and well-presented room provides valuable additional living space and complements the flexible family accommodation on offer.

Kitchen
9'7 x 13'4 (2.92m x 4.06m)
A contemporary kitchen / breakfast room fitted with a range of modern high-gloss wall and base units, complemented by quartz work surfaces incorporating a stainless steel sink and drainer. Integrated Neff appliances include a double oven, microwave, induction hob with extractor hood above, dishwasher and fridge freezer.

Benefiting from wood-effect flooring, under-unit lighting, ceiling lighting and a large rear-facing window overlooking the garden, the room enjoys an abundance of natural light. A door provides direct access to the rear patio and garden, while the room also offers space for informal breakfast dining.

Beautifully presented throughout, this stylish and well-appointed kitchen provides ample storage and workspace, making it ideal for modern family living.

WC
5'8 x 2'11 (1.73m x 0.89m)
A stylish ground floor WC fitted with a concealed cistern WC and vanity wash hand basin with storage beneath. Complemented by wood-effect flooring, contemporary marble-effect wall tiling, a chrome heated towel rail and a frosted window providing natural light and ventilation. Beautifully presented throughout, this modern and practical facility is conveniently positioned off the entrance hallway

Utility
10'5 x 4'6 (3.18m x 1.37m)
Accessed directly from the garage, a useful utility room fitted with a range of base units, complementary work surfaces incorporating a stainless steel sink and drainer, together with space and plumbing for laundry appliances. Benefiting from a rear-facing window and glazed external door overlooking and providing access to the garden, the room enjoys plenty of natural light.

Offering additional storage and workspace, this practical room provides an ideal laundry area and useful secondary entrance to the property.

Stairs & Landing
10'1 x 7'10 (3.07m x 2.39m)
A carpeted staircase with spindle balustrading rises from the entrance hallway to the first-floor landing. Benefiting from fitted carpeting, ceiling light fittings and a loft hatch providing access to the roof space, the landing provides access to all first-floor accommodation and storage cupboard.

Finished in neutral tones throughout, this bright and well-presented space creates an attractive connection between the bedrooms and bathroom, complementing the modern finish found throughout the home.

Bedroom One
9'11 x 11'6 (3.02m x 3.51m)
A spacious principal bedroom featuring a front-facing arched bay window allowing an abundance of natural light and enjoying a pleasant outlook over the front garden. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room offers ample space for a king-size bed and additional bedroom furniture.

A particular feature is the range of built-in wardrobes, providing excellent storage. The room also benefits from a modern en suite shower room, creating a comfortable and well-appointed principal suite.

En Suite
4'7 x 5'0 (1.40m x 1.52m)
A modern en suite fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC. Complemented by wood-effect flooring, part-tiled walls, a radiator and a frosted window providing natural light and ventilation. A bright and practical en suite conveniently serving the principal bedroom.

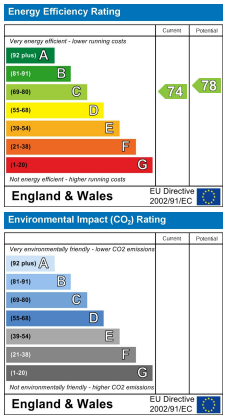
Bedroom Two
10'9 x 8'5 (3.28m x 2.57m)
A spacious double bedroom featuring a rear-facing window overlooking the garden and allowing plenty of natural light. Benefiting from wood-effect flooring, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Beautifully presented throughout in neutral tones, this bright and comfortable bedroom provides excellent accommodation for family members or guests.

Bedroom Three
10'7 x 8'1 (3.23m x 2.46m)
A well-proportioned double bedroom featuring a rear-facing window overlooking the garden and allowing plenty of natural light. Benefiting from wood-effect flooring, a ceiling light fitting and radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the range of built-in wardrobes, providing excellent storage. Bright and well presented throughout, this comfortable bedroom is ideal for family members or guests.

Directions



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