



MCDERMOTT & CO

THE PROPERTY AGENTS



£230,000

68 Glenmore Drive, Failsworth, Manchester, M35 9HP

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McDermott & Co are proud to present this well-presented four-bedroom double extended mid-terrace home, ideally located on Glenmore Drive in Failsworth, offering a fantastic blend of space, practicality, and modern living.

The property benefits from a welcoming entrance vestibule and hallway, leading through to a bright and stylish lounge with bay window complete with plantation shutters, complemented by a separate dining room providing an ideal space for entertaining. To the rear, a well-appointed kitchen offers ample storage and worktop space, creating a functional and practical environment for everyday use. A convenient ground floor WC further enhances the layout.

To the first floor, the home offers four bedrooms, including a well-sized master with fitted wardrobes and built-in storage, alongside additional versatile bedrooms suitable for family living, guests, or home working. A modern shower room completes the internal accommodation, finished with contemporary fittings.

Externally, the property benefits from off-road parking to the front and a good size private rear garden, ideal for relaxing and outdoor use.

Positioned within a popular residential area, close to local amenities, schools, and transport links, offering excellent access to Manchester city centre and surrounding areas.

This is an excellent opportunity to acquire a spacious and versatile family home, combining comfort, practicality, and a convenient location.

Vestibule

57 x 2'0 (1.70m x 0.61m)

A bright and welcoming entrance vestibule, featuring a glazed composite door allowing plenty of natural light.

Finished with ceiling lighting, this is a neat and practical entrance space.

Hallway

3'10 x 4'9 (1.17m x 1.45m)

A stylish and distinctive entrance hallway, finished with striking vertical striped décor creating a bold and modern first impression.

The space features a carpeted staircase with dark handrail and spindles, adding contrast and character, along with decorative glazed internal doors allowing light to flow through the space.

Finished with ceiling spotlights and neutral flooring, this is a bright and welcoming area providing access to the main accommodation.

Lounge

10'1 x 14'0 (3.07m x 4.27m)

A stylish and well-presented lounge, finished with modern décor and a comfortable feel throughout. The room benefits from a large bay window with fitted plantation shutters, allowing for plenty of natural light while maintaining privacy.

A standout feature is the contemporary wall-mounted fireplace with floating shelving and large mirror above, creating a sleek focal point. The space is enhanced by feature wallpaper, a modern ceiling light fitting, and fitted carpeting.

Well-proportioned, the room offers ample space for seating and provides a warm and inviting living area, ideal for relaxing and entertaining.

Dining Room

11'6 x 7'7 (3.51m x 2.31m)

A bright and well-presented dining room, offering a comfortable space for everyday meals and entertaining.

The room features neutral décor, a feature accent wall, and a central light fitting, with an open layout leading through to the kitchen.

Additional features include an electric wall heater, providing efficient heating, while the space remains well-proportioned and versatile.

Kitchen

9'10 x 9'10 (3.00m x 3.00m)

A bright and well-presented kitchen, fitted with a range of modern wall and base units complemented by light work surfaces and a clean, neutral finish.

The space benefits from a built-in oven and hob, with additional room for appliances, while a large rear-facing window above the sink provides plenty of natural light and a pleasant garden outlook.

Finished with ceiling lighting and practical flooring, this is a well-appointed and functional kitchen, ideal for everyday use.

Ground Floor WC

2'8 x 11'3 (0.81m x 3.43m)

A compact and practical ground floor WC, featuring a low-level toilet and a window for natural light. Conveniently located and ideal for everyday use.

Stairs & Landing

22 x 10'5 (0.66m x 3.18m)

A modern and well-presented staircase and landing, featuring striking black and white striped décor which creates a bold and contemporary finish.

The space includes a carpeted staircase with dark handrail, leading to a bright landing area.

Finished with neutral flooring, ceiling lighting, and a loft access hatch, this is a stylish and functional area, providing access to the first-floor rooms.

Bedroom One

9'1 x 11'10 (2.77m x 3.61m)

A bright and well-presented main bedroom, featuring a range of fitted wardrobes with integrated storage and overhead units, maximising space and practicality.

The room benefits from a large window with fitted shutters, allowing for plenty of natural light while maintaining privacy, along with a built-in dressing/desk area beneath.

Finished with carpeted flooring and feature wallpaper, the space is complemented by a central ceiling light fitting and an electric wall heater, providing comfort throughout the year.

Bedroom Two

9'3 x 9'11 (2.82m x 3.02m)

A bright and well-presented second bedroom, offering a versatile and practical space. The room benefits from a large window, allowing for plenty of natural light and providing a pleasant outlook over the rear garden.

The space includes fitted wardrobes, offering useful storage, and is finished with carpeted flooring and neutral décor throughout.

Additional features include a modern ceiling light fitting and an electric wall heater, completing this comfortable and functional bedroom suitable for a range of uses.

Bedroom Three

9'3 x 7'6 (2.82m x 2.29m)

A well-presented third bedroom, offering a versatile space ideal for use as a single bedroom, nursery, or home office. The room benefits from a window with fitted blind, allowing for natural light throughout.

Finished with carpeted flooring and neutral décor, the space provides a practical and comfortable environment.

Additional features include a ceiling light fitting and an electric wall heater, completing this functional and adaptable room.

Bedroom Four

7'6 x 9'0 (2.29m x 2.74m)

A compact and versatile fourth bedroom, ideal for use as a single bedroom, study, or dressing room. The room benefits from a window allowing natural light, creating a bright and usable space.

Finished in neutral tones, the room offers a practical layout with space for storage and furnishings.

Additional features include a ceiling light fitting, completing this functional and adaptable room.

Shower Room

4'9 x 4'8 (1.45m x 1.42m)

A modern and well-presented shower room, fitted with a corner shower enclosure with sliding glass doors and overhead shower, low-level WC, and a wall-mounted wash basin with storage shelf and mirror above.

The room features a contemporary colour scheme with feature green wall panels and neutral finishes, creating a clean and stylish look.

Additional features include a heated towel rail, spotlight lighting, and practical fittings throughout, making this a functional and well-maintained space for everyday use.

External

An attractive and well-presented mid-terrace home, featuring a traditional red brick façade complemented by a modern porch-style entrance with composite door and fitted shutters, enhancing both character and kerb appeal.

To the front, the property benefits from a low-maintenance paved driveway, providing convenient off-road parking, along with side access leading to the rear.

To the rear, the home offers a generous and fully enclosed garden, mainly laid with artificial lawn, creating a low-maintenance and usable outdoor space. The garden is bordered by timber fencing and includes a storage shed and patio area, making it ideal for relaxing or entertaining.

Overall, the external areas provide a practical and well-maintained outdoor space, perfectly suited to modern living.

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(102-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		