



Situated in a sought-after residential location, this spacious four-bedroom detached dormer bungalow presents a fantastic opportunity for a wide range of buyers. Offering versatile and well-proportioned accommodation throughout, the property is ideal for growing families, those looking for flexible living space, or buyers seeking the convenience of ground floor bedrooms with additional accommodation upstairs.

The accommodation briefly comprises an entrance porch leading into a welcoming and spacious hallway, a generous lounge, a fitted kitchen with ample space for dining, three well-sized bedrooms, and a four-piece family bathroom suite. To the first floor is a further spacious fourth bedroom, offering excellent flexibility as a principal bedroom, guest suite, or home office.

Externally, the property benefits from a driveway to the side, laid with loose stone, providing off-road parking and leading to a detached single garage. To the front is a walled garden, while the enclosed rear garden is mainly laid to lawn with a patio seating area, creating an ideal space for relaxing or entertaining.

Properties of this size and style rarely come to the market, making this an excellent opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the space, versatility, and potential this superb home has to offer.

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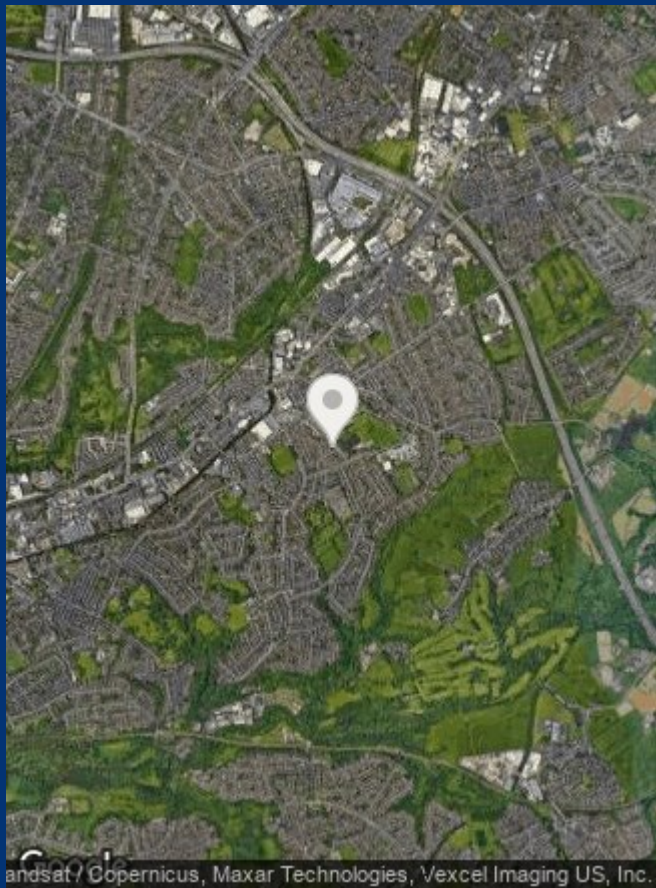
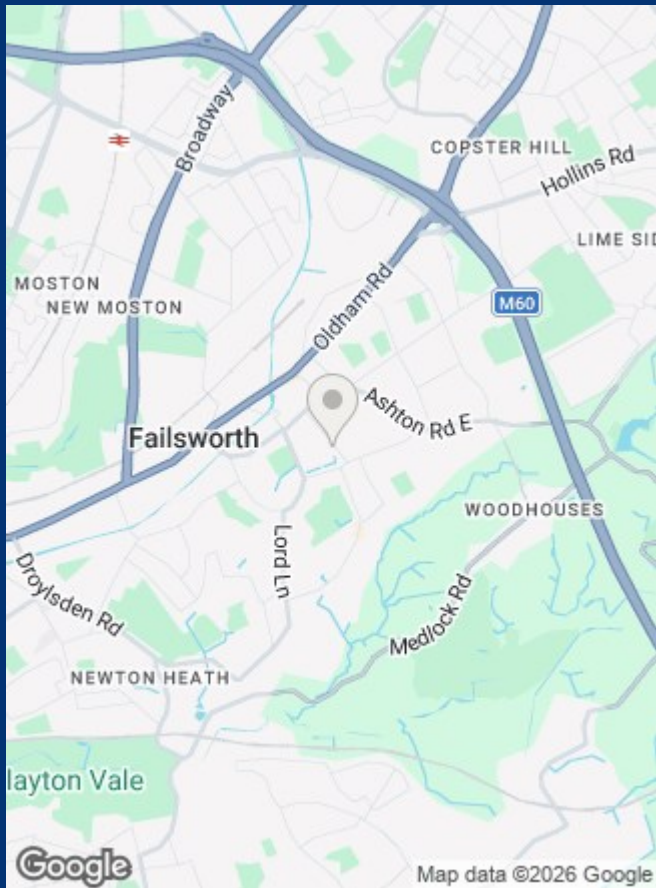
PARTINGTON STREET,
FAILSWORTH, MANCHESTER, M35
9RE

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Accommodation and Amenities

Entrance porch

Brick and timber construction with double glazed windows and inner door with double glazed lights.

Hallway

Spacious hallway with radiator, storage cupboard and wood flooring throughout.

Lounge

Front facing double glazed box bay window, fireplace with marble surround, natural wood flooring.

Dining area

Versatile reception/ dining room with wood flooring and a feature internal opening to the adjoining kitchen creating a sociable, semi - open-plan layout. Radiator and a side facing double glazed window.

Kitchen

A well equipped kitchen fitted with a range of shaker -style wall and base units, complemented by contrasting black worktops and matching splashbacks. Integrated appliances include a double oven, five ring gas hob and extractor hood. One and a half bowl sink unit with a monotap and plumbed for automatic washer. Rear facing double glazed window and timber door to rear garden.

Bedroom One

Front facing double glazed window box bay window, side facing double glazed window and radiator

Bedroom Two

Rear facing double glazed box bay window and radiator

Bedroom Three

Side facing double glazed window and radiator

Bathroom

Fitted with a modern four-piece suite comprising a panelled bath with mixer tap, a quadrant corner shower enclosure with a thermostatic shower panel incorporating an overhead rainfall shower, handheld shower attachment and body jets, a pedestal wash hand basin, and a low-level WC. Complemented by fully tiled walls and a chrome heated towel rail.

Bedroom Four

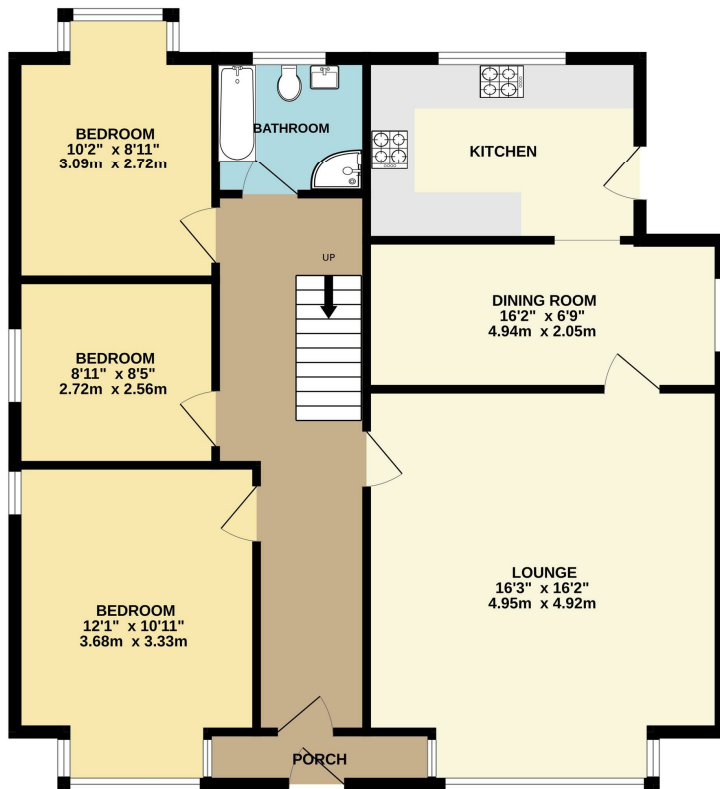
Staircase leading to loft room/ fourth bedroom - two velux windows, radiator and storage cupboard.

Externally

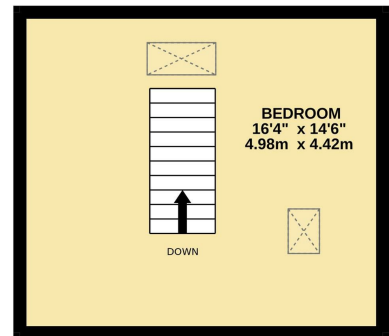
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GROUND FLOOR



1ST FLOOR



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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Terms

FREEHOLD

PRICE: £350,000

Disclaimer

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