



## 43 Cambridge Road

Failsworth, Manchester, M35 0GG

**Offers Over £350,000**



Cousins are delighted to bring to the market this beautiful double-extended semi-detached family home on Cambridge Road, situated in the heart of the ever-popular Failsworth area.

This attractive property offers spacious and versatile accommodation, making it ideal for growing families seeking a well-located home with excellent potential.

The internal layout briefly comprises an inviting and spacious entrance hallway leading to a bright and airy lounge, perfect for comfortable modern living. To the rear is a stunning open-plan kitchen, dining, and family room — a fantastic social space complete with ample wall and base units, generous dining area, and bi-fold doors opening directly onto the low-maintenance garden, ideal for both entertaining and everyday family life.

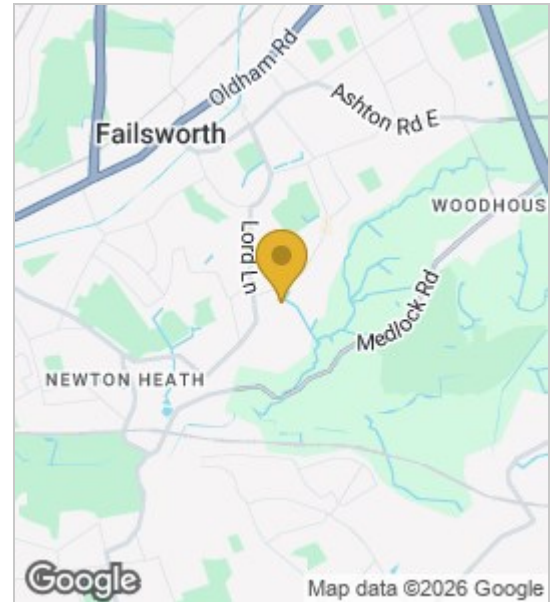
To the first floor, the property offers three well-proportioned double bedrooms along with a contemporary family shower room, thoughtfully designed with access from all bedrooms. Externally, the front of the property features a well-maintained garden and a block-paved driveway providing off-road parking for up to three vehicles.

The home also benefits from excellent transport links and easy access to Manchester City Centre, offering the perfect combination of space, style, and convenience in a highly sought-after location.

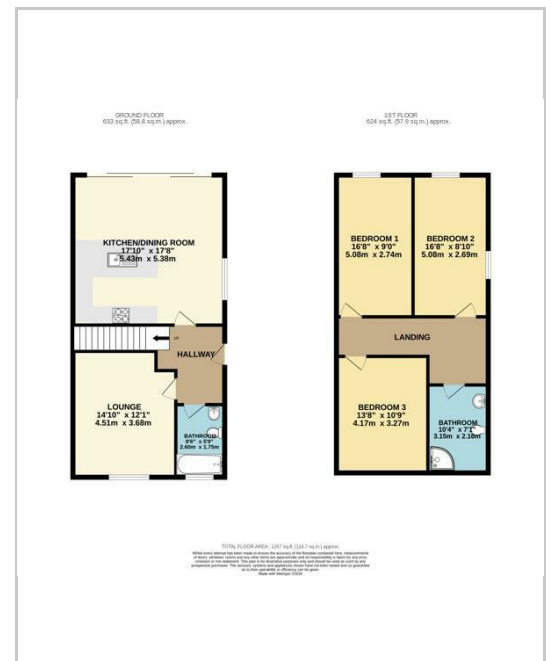


- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- FAMILY BATHROOM

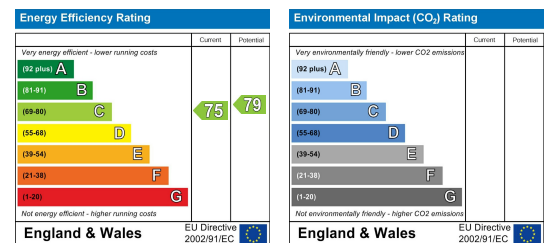
## Area Map



## Floor Plans



## Energy Efficiency Graph



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