



24 Landsberg Road, Failsworth M35 9LR

£280,000

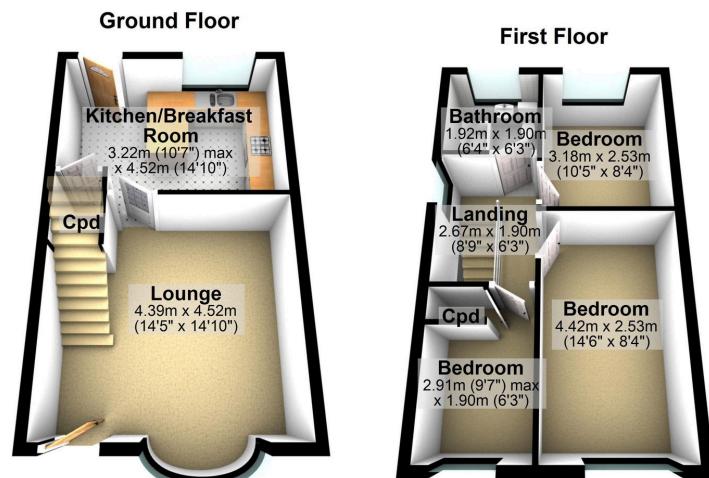
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- Semi Detached
- Three Bedrooms
- Beautifully Presented
- Move In Condition
- Cul-de-sac Location
- Ideal FTB or Young Family Home
- EPC - D



Situated in a popular quiet cul-de-sac location is this immaculately presented three bedroom semi detached property in prime residential area of Failsworth, close to well regarded local schools, amenities and transport links including the North West motorway Network. The property is ideally suited to either those looking for their first home or the young and growing family and will make a great home for many years to come. Internally the beautifully kept living space comprises, to the ground floor, lounge and stunning modern kitchen/dining. Off the first floor landing there are three bedrooms (two doubles and a single) plus a modern family bathroom. Outside you will find a driveway to the front providing off road parking, whilst to the rear there is an enclosed garden with lawn and patio area. Internal viewing comes highly recommended to appreciate this superb property.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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