



13 Medlock Road

Failsworth, Manchester, M35 9UA

Asking Price £280,000



WOODHOUSES VILLAGE ***SEMI DETACHED *GARAGE*** DRIVEWAY & GARAGE

Cousins Estate Agents are delighted to present this well-presented two-bedroom semi-detached home, located in the highly sought-after Woodhouses area of Failsworth. The property offers spacious and modern accommodation throughout, making it ideal for first-time buyers, couples, or small families.

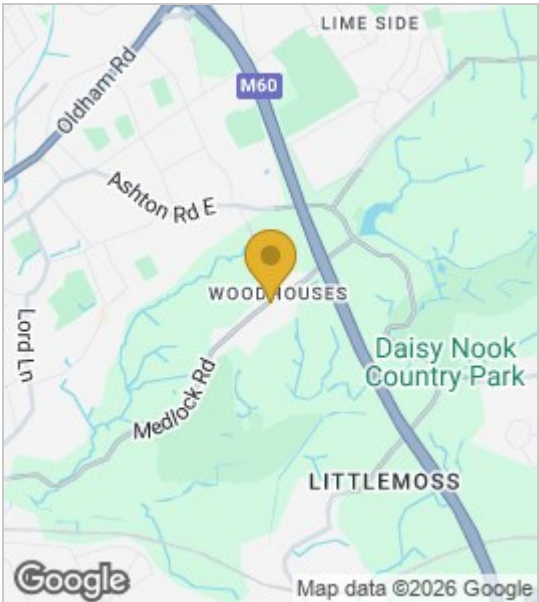
Internally, the accommodation comprises an entrance porch leading into a welcoming and spacious living room, a contemporary kitchen and dining area with integrated appliances, and a convenient downstairs WC. To the upper floor, there is a modern shower room and two well-proportioned bedrooms, both offering comfortable living space.

Externally, the property benefits from generously sized gardens, a useful garden shed, a driveway providing off-road parking, and garage.



- Living room
- kitchen / dinning room
- Downstairs WC
- Bedroom 1
- Bedroom 2
- Bathroom

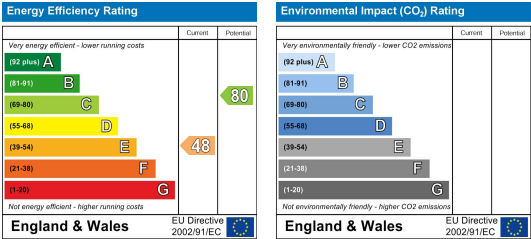
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

