



## 16 Mersey Road North

Failsworth, Manchester, M35 9FF

**Offers Over £150,000**



Cousins Estate Agents are delighted to present this mid-terrace house located on Mersey Road North in the desirable area of Failsworth, Manchester. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining guests. The layout is both practical and welcoming, allowing for a comfortable living experience. The kitchen is functional and ready for your personal touch, offering the perfect space to prepare meals and enjoy family gatherings.

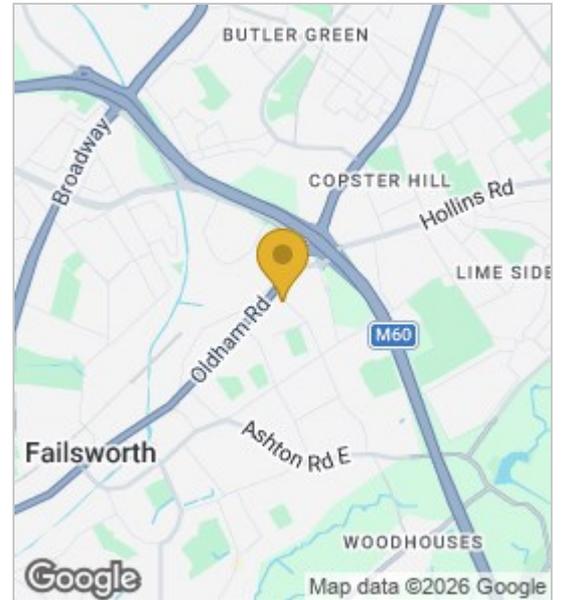
The property is garden fronted, adding to its curb appeal and providing a pleasant outdoor space for enjoying the fresh air. The garden offers potential for landscaping or simply enjoying a quiet moment outside.

Situated in Council Tax Band A, this home presents an affordable option for those looking to settle in this vibrant community. With its convenient location, you will have easy access

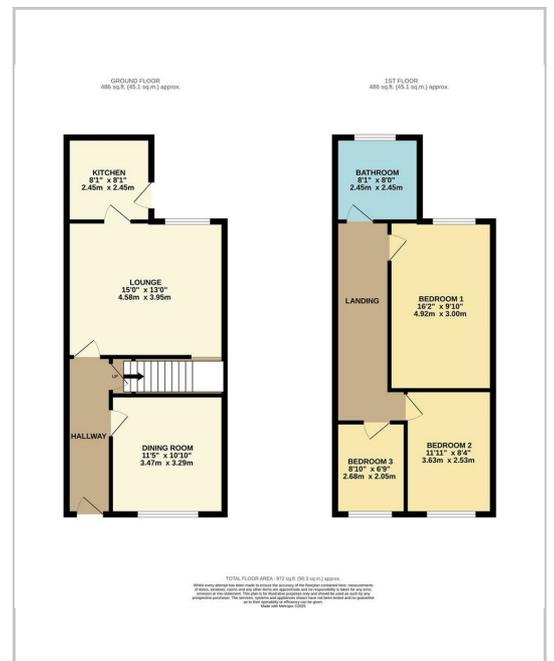


- Living Room
- Dinning room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom3
- Bathroom

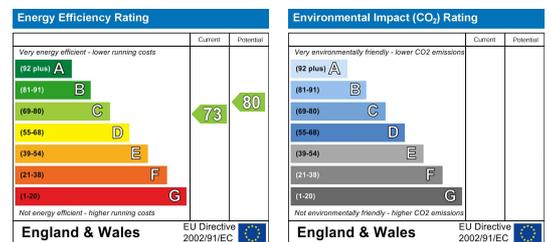
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

