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THE PROPERTY AGENTS



£430,000

14 Arkendale Close, Failsworth, Manchester, M35 9AR

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Nestled in the desirable Arkendale Close cul-de-sac in Failsworth, this splendid detached home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including an ensuite bathroom to master, this property is ideal for families seeking space and modern living. The ground floor boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The kitchen is complemented by a conservatory-style extension, creating a delightful dining area that overlooks the low-maintenance gardens.

In addition to the kitchen and dining space, the ground floor features a practical office which could be used as a variety of rooms, a convenient WC, and an integral garage, ensuring that all your needs are met. The first floor houses three generously sized double bedrooms, each equipped with fitted units, alongside a family shower room that caters to the household's needs.

The property is situated in a prime location, just a stone's throw away from the picturesque Daisy Nook Country Park, perfect for leisurely walks and outdoor activities. The well-maintained private gardens which are not

Hallway

15'10 x 3'11 (4.83m x 1.19m)

The property is entered via a bright and welcoming hallway, finished with neutral décor and complemented by wood-effect flooring which flows throughout the space. A staircase with a white spindle balustrade rises to the first floor, creating a central feature, while doors lead off to the principal ground floor rooms & garage.

The hallway benefits from good natural light and practical proportions, offering space for freestanding furniture. Additional features include a radiator, a useful understairs storage area, ceiling light fitting, and a well-presented front entrance door with decorative glazed panel, enhancing both light and privacy.

Lounge

14'9 x 11'6 (4.50m x 3.51m)

A spacious and well-presented rear facing lounge, offering a comfortable and inviting living space. The room is tastefully decorated in neutral tones and benefits from a large bay-style window, allowing for an abundance of natural light while providing a pleasant outlook over the gardens.

A contemporary wall-mounted gas fire creates an attractive focal point, complemented by a feature wall and decorative mirror above. The room offers ample space for a range of seating arrangements, making it ideal for both relaxing and entertaining.

Additional features include carpeted flooring, ceiling light fitting, and a radiator, completing this well-proportioned and welcoming reception room.

Kitchen

12'6 x 8'4 (3.81m x 2.54m)

A well-appointed and modern fitted kitchen, featuring a comprehensive range of wall and base units with complementary work surfaces and tiled splashbacks. The layout is both practical and stylish, offering ample storage and preparation space.

Integrated appliances include a gas hob with extractor hood above, double oven, dishwasher, and fridge freezer, while space is also provided for additional freestanding appliances. A black composite sink unit is inset to the worktop, enhancing functionality.

The kitchen benefits from recessed ceiling spotlights, tiled flooring throughout, and a neutral finish, creating a bright and contemporary feel. Open plan to the extended dining area, the space flows seamlessly into the conservatory / summer room style extension, making it ideal for modern family living and entertaining.

Dining Room

12'6 x 8'4 (3.81m x 2.54m)

A stunning and light-filled dining area, forming part of a beautiful extension to the rear of the property. This spacious room is enhanced by a range of large windows and French doors, allowing an abundance of natural light to flood the space while providing direct access to the rear garden.

The dining area provides ample space for a family-sized table and chairs, creating the perfect setting for both everyday dining and entertaining. The seamless connection to the patio area via the French doors further enhances the indoor-outdoor living experience.

Open plan to the kitchen, the layout offers a practical and sociable flow, ideal for modern family living. Additional features include tiled flooring, recessed ceiling spotlights, and a radiator, completing this bright and versatile space.

Office

9'9 x 7'6 (2.97m x 2.29m)

A well-presented and versatile home office space, ideally suited for modern living and remote working. The room benefits from a large front-facing window which allows for an abundance of natural light, creating a bright and inviting workspace. Finished with neutral décor and attractive wood-effect flooring, the space offers a clean and contemporary feel throughout.

The layout comfortably accommodates a desk setup while also providing a cosy seating area, making it perfect for both productivity and relaxation. Additional features include a wall-mounted radiator, ceiling

light fitting, and convenient access via an internal door.

This flexible room could equally serve as a study, hobby room, or additional reception space depending on requirements.

Ground Floor WC

2'10 x 5'1 (0.86m x 1.55m)

A neatly presented and fully tiled downstairs WC, fitted with a low-level WC and wash hand basin with mixer tap. The space is finished in neutral tiling, creating a clean and low-maintenance finish.

Additional features include a chrome heated towel rail, tiled flooring, ceiling light point, and an obscured window to the rear elevation providing natural light while maintaining privacy.

Stairs & Landing

5'0 x 8'10 (1.52m x 2.69m)

A bright and well-maintained staircase and landing area, finished in light neutral tones to enhance the sense of space and natural light. The landing benefits from a side-facing window, allowing daylight to flood the area while providing a pleasant outlook.

Fitted with a neatly presented balustrade and carpeted flooring, the space offers access to all first-floor rooms. Additional features include ceiling lighting and clean, well-kept internal doors, contributing to a tidy and welcoming first impression of the upper level.

Bedroom One

9'2 x 13'3 (2.79m x 4.04m)

A spacious and beautifully presented principal bedroom, enjoying an abundance of natural light via a series of well-proportioned windows, creating a bright and airy feel throughout. The room is tastefully decorated in neutral tones with a stylish feature wall, complemented by attractive wood-effect flooring.

Generous in size, the bedroom comfortably accommodates a double bed along with additional furnishings, offering both comfort and practicality. The property further benefits from a dedicated built-in wardrobe, providing excellent storage and organisation space.

An en-suite bathroom is accessed directly from the bedroom, offering added convenience and privacy. Altogether, this well-appointed space creates an ideal main bedroom within the home.

En-Suite

5'6 x 6'8 (1.68m x 2.03m)

A modern and well-presented en-suite, fitted with a stylish three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity storage, and low-level WC.

The room is fully tiled in attractive neutral tones, creating a clean and contemporary finish throughout. Additional features include a heated towel rail, wall-mounted mirror, ceiling lighting, and a frosted window providing both natural light and privacy.

Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

A well-proportioned and tastefully presented second bedroom, offering a bright and comfortable living space. The room benefits from a large window, allowing for plenty of natural light and creating an airy and welcoming atmosphere.

Finished in neutral tones and complemented by attractive wood-effect flooring, the room provides ample space for a double bed and additional furnishings. Built-in storage further enhances practicality, ensuring efficient use of space.

A versatile room, ideal as a guest bedroom or family accommodation.

Bedroom Three

8'3 x 10'9 (2.51m x 3.28m)

This room benefits from a large rear-facing window, providing pleasant views over the garden and allowing for an abundance of natural light.

Finished in neutral tones with attractive wood-effect flooring, the space offers a bright and airy feel throughout. The room is further complemented by fitted storage, including a wardrobe and drawer units, maximising practicality while maintaining a clean and uncluttered appearance.

Directions

