



## 11 Paddock Lane

Failsworth, Manchester, M35 0NX

**Asking Price £280,000**



Cousins are delighted to present to the market Paddock Lane, ideally situated in the ever-popular heart of Failsworth. This attractive, extended semi-detached family home offers spacious and versatile accommodation, making it an excellent choice for growing families seeking a well-located property with fantastic potential.

The ground floor briefly comprises a welcoming and spacious entrance hallway leading into a bright and comfortable lounge, perfect for modern family living. To the rear, the generous dining kitchen features a range of wall and base units, with ample space for dining and entertaining. Low-maintenance rear garden, creating a practical and sociable hub of the home. The ground floor also benefits from a contemporary four-piece bathroom suite.

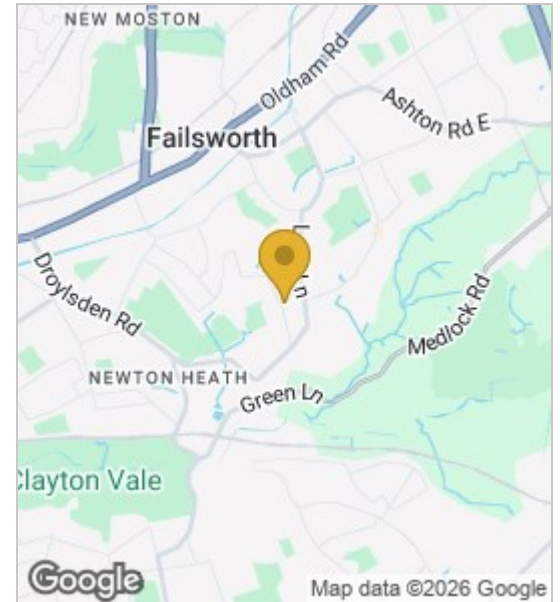
To the first floor, there are two well-proportioned double bedrooms, along with a convenient WC that is accessible from both rooms.

Externally, the property boasts a well-maintained front garden with a block-paved driveway providing off-road parking and access to a garage. To the rear, there is a fully



**Front of the house**  
**Hallway**  
**living room**  
**Dinning room**  
**Kitchen/ breakfast room**  
**Bathroom downstairs**  
**stairs**  
**Bedroom 1**  
**Bedroom 2**  
**upstairs wc**

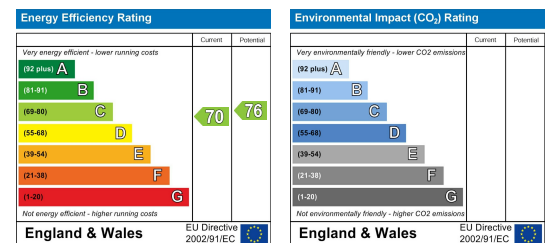
## Area Map



## 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.

