



57. Miriam Street

Failsworth, Manchester, M35 0JZ

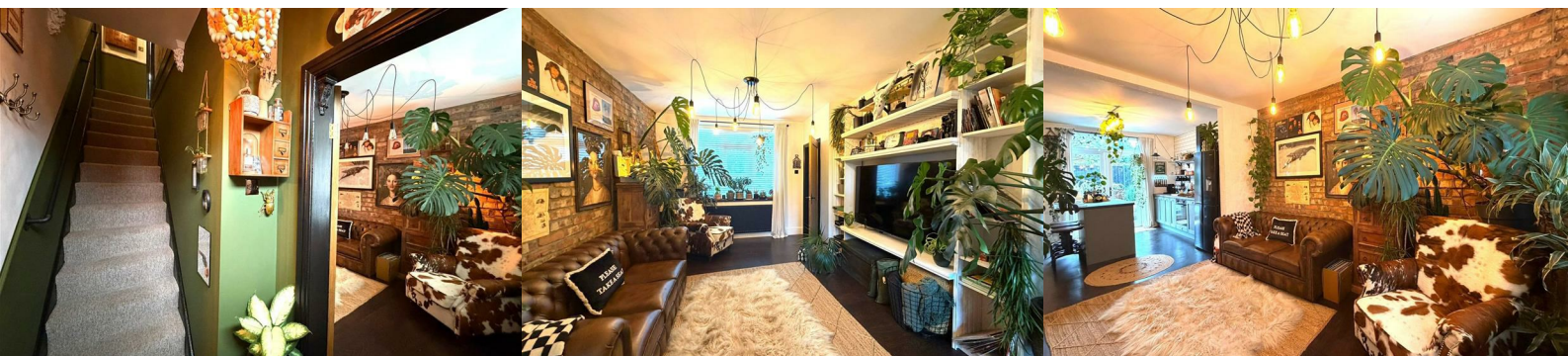
Asking Price £325,000



Cousins Estate Agents are delighted to present this spacious and substantially extended four-bedroom semi-detached family home, ideally located on Miriam Street in the highly convenient area of Failsworth, Manchester.

This superb family property has been significantly enhanced by a large double-storey side extension, creating generous and versatile living space perfectly suited to growing or larger families. The home enjoys a prime position within easy reach of local shops, supermarkets including Morrisons, well-regarded schools, Brookdale Park, and excellent transport links.

The ground floor offers a welcoming entrance hall leading to a comfortable lounge, a modern open-plan kitchen/diner ideal for family living, and an additional sitting room providing flexible extra space. There is also a useful utility room and a practical downstairs shower room, adding to the home's functionality.



Front of house

Entrance Hallway

Living room 9'11" 12'2" (3.04 3.73)

Dining room 10'0" 8'2" (3.06 2.49)

Kitchen/Diner 13'3" 10'11" (4.05 3.33)

Utility Room 10'0" 12'5" (3.06 3.79)

Downstairs Bathroom 6'11" 5'9" (2.11 1.76)

Bedroom 1 12'11" 12'2" (3.94 3.73)

Bedroom 2 8'2" 9'10" (2.49 3.01)

Bedroom 3 10'4" 8'7" (3.17 2.64)

Bedroom 4 10'0" 11'11" (3.06 3.64)

Bathroom 5'1" 7'1" (1.56 2.17)

Landing

Garden

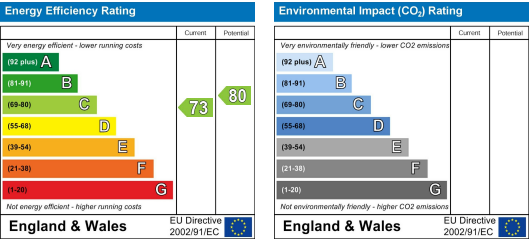
Area Map



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.

