FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



1.. Elvira Close

Failsworth, Manchester, M35 9WE

Offers Over £217,500

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A well-presented two-bedroom end-terrace property situated on a pleasant cul-de-sac and modernised throughout to a good standard. The property would make an ideal first home for buyers looking to take their first step onto the property ladder, while also offering an excellent opportunity for investors seeking a well-positioned buy-to-let property.

Occupying a good-sized plot, the property benefits from private driveway parking and attractive outdoor space. There is also potential to extend the property, subject to obtaining the necessary planning permission and building regulations, providing an exciting opportunity for the new owner to further enhance and add value to the home.

Internally, the accommodation has been modernised throughout and provides a comfortable and practical layout. The property is well suited to a first-time buyer, couple or investor and offers the convenience of being ready to move into, allowing the new owner to enjoy the accommodation without the need for significant further work.

Externally, one of the property's main attractions is its generous plot, which provides useful outdoor space and potential for further improvement. A private driveway offers







Front of the house

Hallway

Living room

Dinning room

Kitchen/ breakfast room

Landing

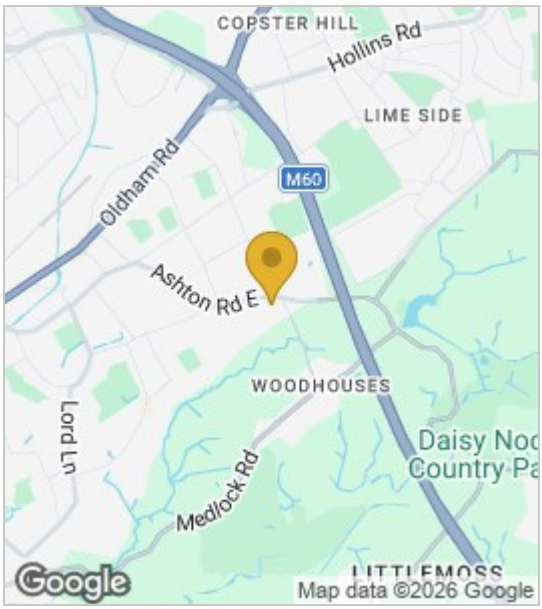
Bedroom 1

Bedroom 2

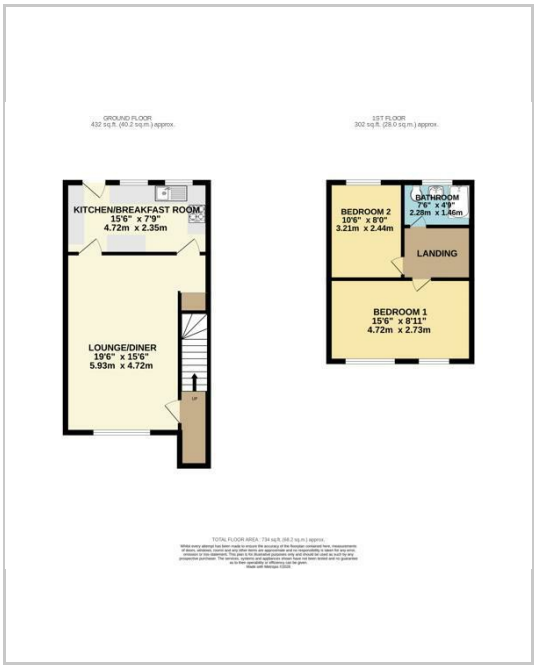
Family Bathroom

Back garden

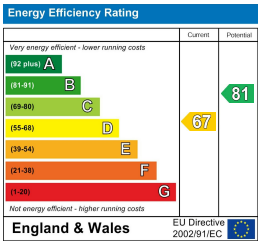
Area Map

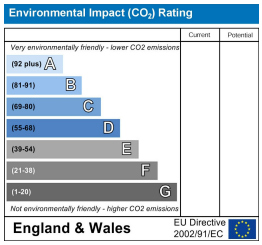


Floor Plans



Energy Efficiency Graph





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