



## 9.. Kent Grove

Failsworth, Manchester, M35 0NL

**Offers Over £270,000**



Cousins Estate Agents are delighted to present this attractively modernised three-bedroom semi-detached house on Kent Grove in the heart of Failsworth, Manchester. This ideal family home combines contemporary style with practical, comfortable living. Step inside to a bright and welcoming reception room – the perfect space for everyday relaxation or entertaining friends and family. Upstairs you will find three well-proportioned bedrooms that offer flexibility for a growing family, home working, or guests. The modern bathroom is finished to a high standard, blending style with everyday functionality. Outside, the delightful rear garden provides a peaceful outdoor haven for summer barbecues, gardening, or simply enjoying the fresh air. To the front, a practical driveway offers convenient off-road parking. Situated in a vibrant and convenient location, the property benefits from easy access to local shops, highly regarded schools, parks, and excellent transport connections into Manchester city centre and beyond. With Council Tax Band B, this modernised semi-detached home represents a fantastic opportunity for families or professionals seeking a move-in-ready property in a friendly community. Viewings are highly recommended to fully appreciate everything this lovely home has to offer. Contact Cousins Estate Agents today to arrange your appointment.



