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## Greaves Avenue

Failsworth, Manchester, M35 0NA

Price £190,000



- MID TOWN HOUSE
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO MANCHESTER AMENITIES
- EPC RATING C

- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- VIEWING RECOMMENDED

Tel: 0161 669 4833

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Welcome to this charming mid-town house located on Greaves Avenue in the vibrant area of Failsworth, Manchester. Built circa 1955, this delightful property offers a perfect blend of character and modern living.

Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The house features two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from its prime location, with local amenities, schools, and parks just a short distance away, making it an excellent choice for those looking to enjoy the community spirit of Failsworth.

This home presents a wonderful opportunity for first-time buyers or investors alike. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home. EPC Rating C

### Hallway

The entrance hall welcomes you with a bright and airy space featuring a white front door and a staircase with a striped carpet runner. Light wood-effect flooring and soft grey walls create a calm and inviting atmosphere. The hall provides access to the kitchen and stairs leading upstairs, with practical coat hooks.

### Living Room

11'10" X 12'10" (3.6m X 3.9m)

A spacious living room is brightened by a large window, flooding the room with natural light. It features wood-effect flooring and a wall hung electric fire which serves as a charming focal point. The room comfortably accommodates sofas and offers a warm, relaxed space perfect for family gatherings or quiet evenings.

### Dining Room

9'6" x 6'3" (2.9m x 1.9m)

The dining room is filled with natural light from a large window, complementing the soft pink feature wall. It comfortably fits a dining table with chairs, and the wood-effect flooring flows seamlessly from the living room, creating a sense of continuity. This space is ideal for family meals or entertaining guests, with open access to the living area adding to the sense of openness.

### Kitchen

9'6" x 8'10" (2.9m x 2.7m)

The kitchen is well-appointed with a range of white cabinets and dark countertops, providing practical workspace. It includes built-in appliances such as an oven and microwave, along with space for a washing machine and a tall fridge freezer. Windows at the rear and a back door offer plenty of natural light and direct access to the garden, while a tiled floor adds durability and ease of maintenance.

### Landing

The first floor landing is carpeted with the same striped runner as the hallway stairs, creating a cohesive look throughout. It provides access to the

bedrooms and bathroom, with clean white walls and natural light enhancing the airy feel of this transitional space.

### Bedroom 1

13'9" x 9'6" (4.2m x 2.9m)

The main bedroom offers a restful environment with soft carpeting underfoot and white walls. Two windows allow ample daylight to brighten the room, which also features a built-in wardrobe with mirrored sliding doors, adding space and light.

### Bedroom 2

11'10" x 8'10" (3.6m x 2.7m)

A second bedroom is decorated with blue floral wallpaper and carpet, creating a cosy and inviting atmosphere. It includes a window that brings in natural light, and enough space for a single bed and storage units, making it a comfortable room for a child or guest.

### Bathroom

The bathroom is spacious and modern, featuring a large frosted window for privacy while allowing natural light. It includes a shower enclosure, a toilet, and a basin set into a black vanity unit with storage underneath. Neutral-toned walls and flooring provide a clean, contemporary feel.

### Rear Garden

The rear garden is a well-maintained, enclosed outdoor space mainly laid to lawn with a paved patio area, perfect for relaxing or entertaining. Mature planting and fencing provide privacy and a touch of natural beauty, while a garden shed offers useful storage space.

# Floorplan

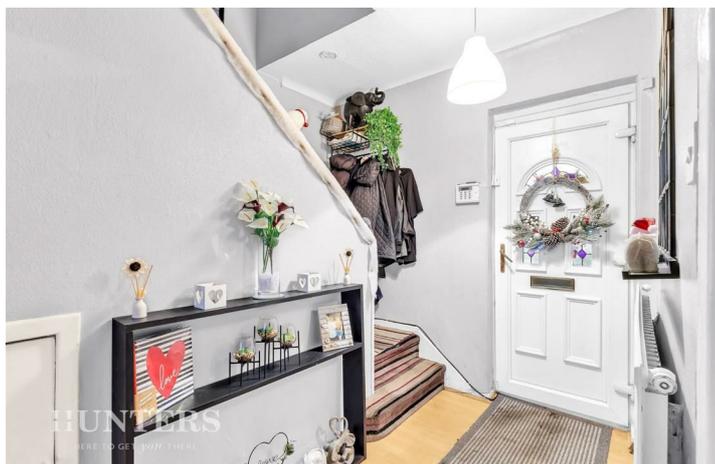
GROUND FLOOR



1ST FLOOR



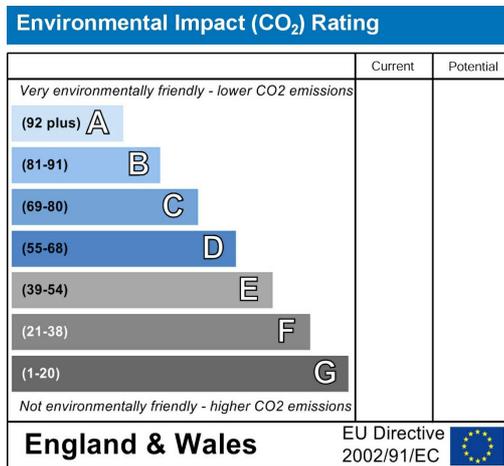
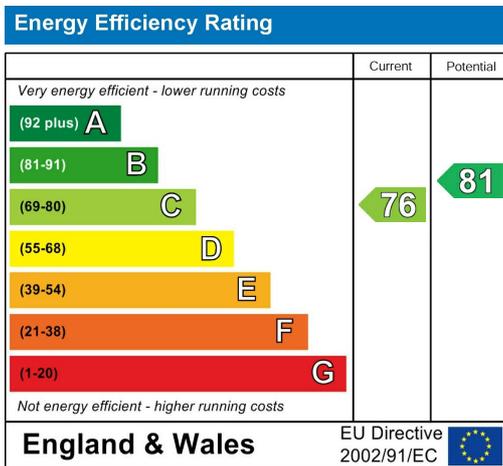
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Graph



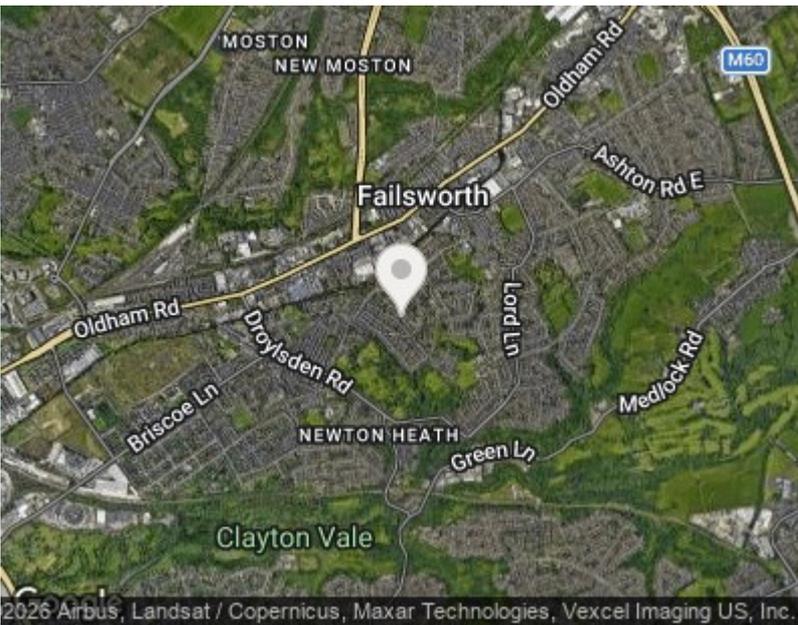
### Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

