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Margrove Close

Failsworth, Manchester, M35 9XQ

Price £390,000



- SOUGHT AFTER LOCATION
- 4 BEDROOMS + EN-SUITE
- GAS CENTRAL HEATING
- INTEGRAL GARAGE

- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- REAR GARDEN

Tel: 0161 669 4833

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Situated in a highly sought after location close to Daisy Nook Country Park this spacious detached family home. The internal accommodation comprises entrance hall, sitting room, lounge, kitchen diner, conservatory, guest wc, integral garage, 4 bedrooms (en suite to master) and family bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is a driveway to the front and enclosed garden to the rear. EPC Rating C



Entrance Hallway
Composite entrance door.

Driveway to the front leading to integral garage,
enclosed garden to the rear.

Sitting Room
10'9" x 8'2" (3.3m x 2.5m)
2 x Upvc double glazed window, radiator.

Lounge
13'1" x 11'5" (4.0m x 3.5m)
Fire with feature surround, Upvc double glazed bay
window, radiator.

Kitchen
13'1" x 9'6" (4.0m x 2.9m)
Fitted wall and base units with work surfaces and tiled
splashback. Radiator, patio doors leading to
conservatory.

Conservatory
8'10" x 7'10" (2.7m x 2.4m)
Upvc double glazing, French door to rear garden.

Guest WC
Low level wc, wash hand basin and low level wc.
Upvc double glazed window, radiator.

Integral Garage
Up and over door to the front, power and lighting,
internal door leading to hallway.

Landing
Spindled Balustrade, Upvc double glazed window.

Bedroom 1
11'1" x 9'6" (plus robes) (3.4m x 2.9m (plus robes))
Built in wardrobe, Upvc double glazed window,
radiator.

En-Suite
Shower enclosure, wash hand basin and low level wc.
Upvc double glazed window, radiator.

Bedroom 2
10'5" x 7'10" (plus robes) (3.2m x 2.4m (plus robes))
Fitted wardrobes, Upvc double glazed window,
radiator.

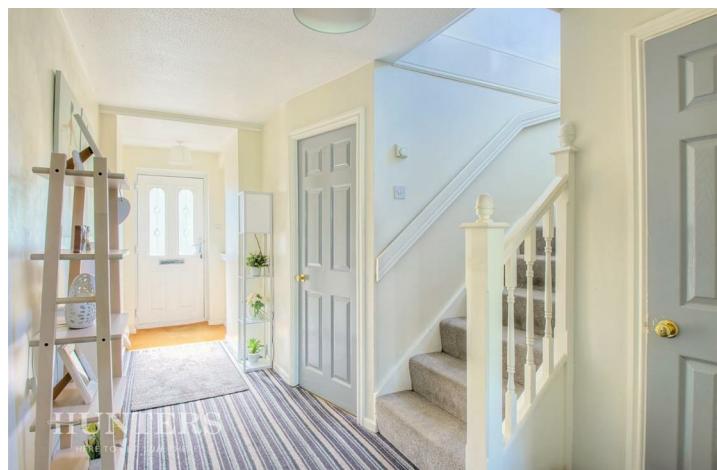
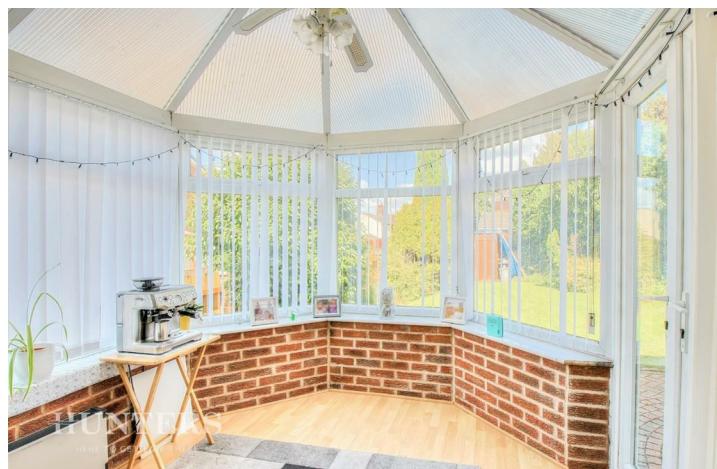
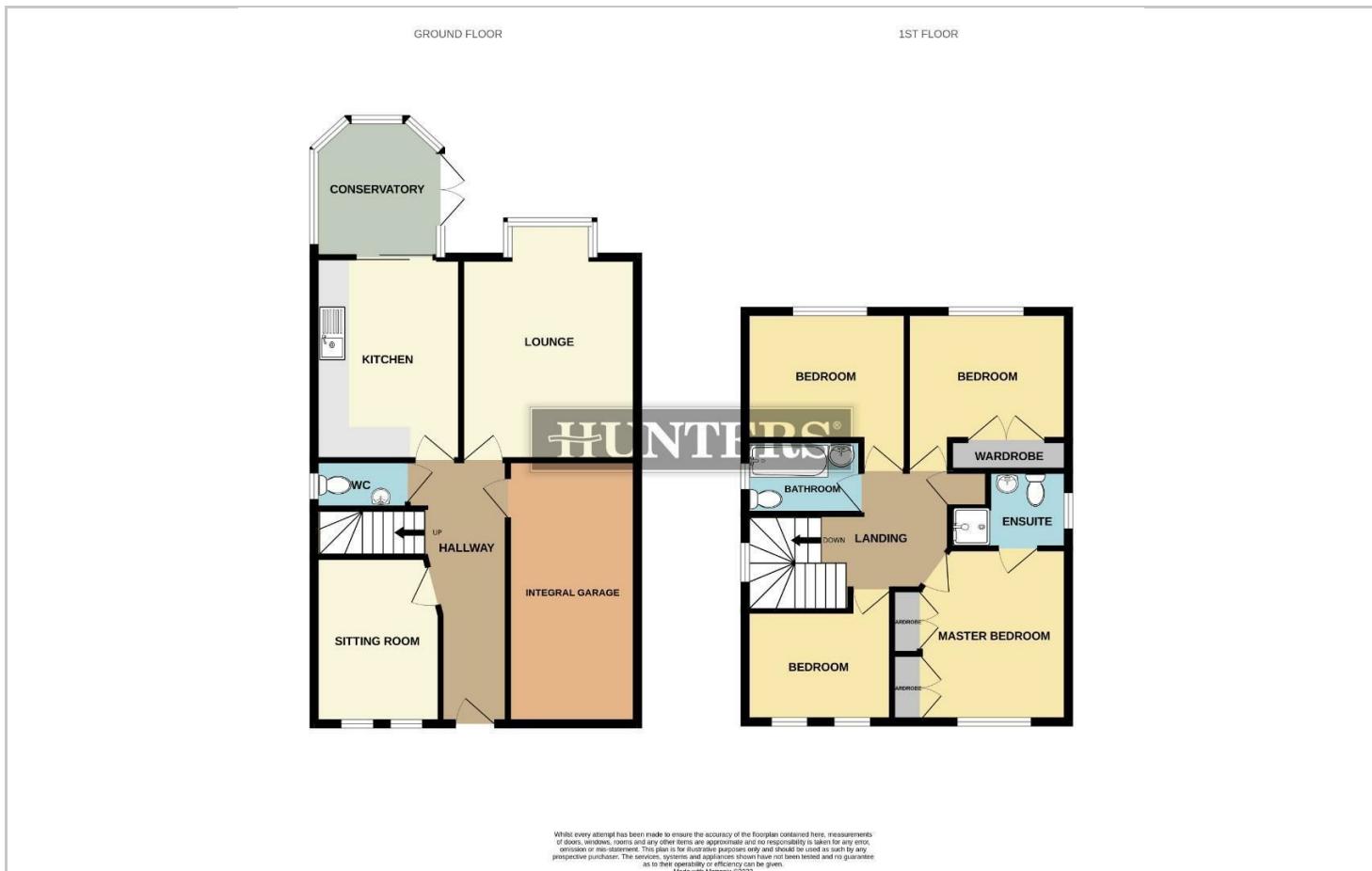
Bedroom 3
10'5" x 8'2" (3.2m x 2.5m)
Upvc double glazed window, radiator.

Bedroom 4
9'2" x 6'6" (2.8m x 2.0m)
Upvc double glazed window, radiator.

Bathroom
3 piece suite comprising bath with shower over,
pedestal wash hand basin and low level wc. Upvc
double glazed window, radiator.

Externally

Floorplan

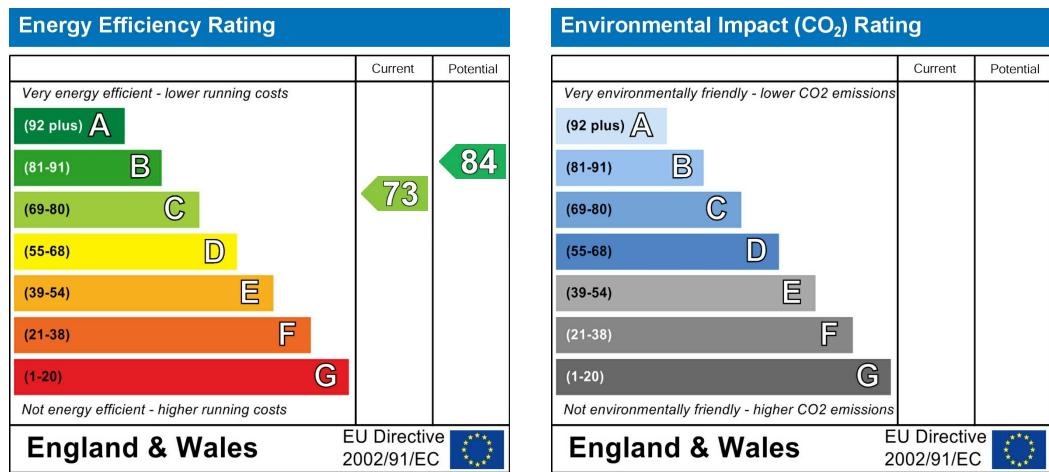




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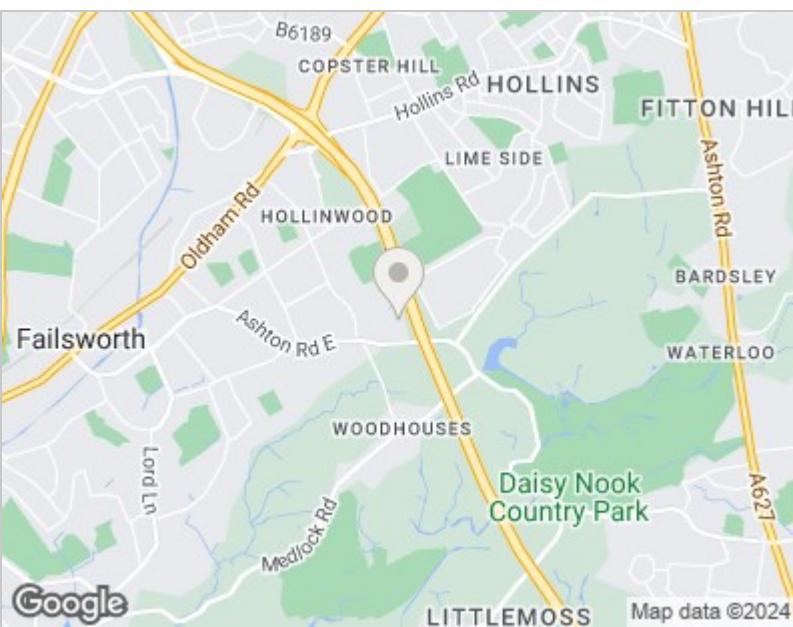
Energy Efficiency Graph



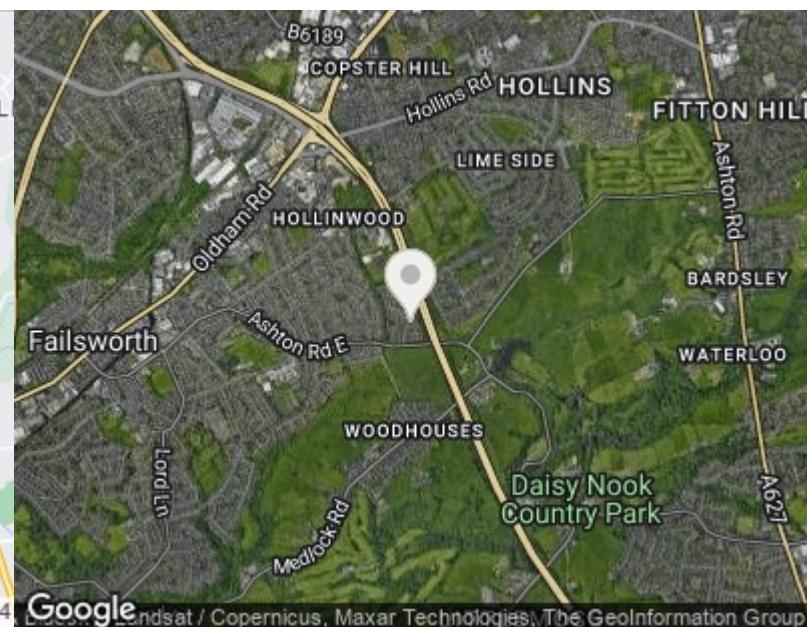
Viewing

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



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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.

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