



## 36 Kew Road

Failsworth, Manchester, M35 9LD

**Offers Over £180,000**



\*\*\*VIRTUAL VIEWING AVAILABLE\*\*\*CLICK BELOW\*\*\* Cousins Estate Agents are pleased to present this tastefully REFURBISHED 3 BED SEMI-DETACHED family home situated in a sought after location in Failsworth. This bright and well presented house enjoys an orangery leading to a large rear garden with patio and lawn areas, and driveway to the front.

To the ground floor is a small entrance hall, a bright lounge with bay window and feature fireplace wall, modern kitchen with ample dining space and an orangery which leads onto the rear garden. Upstairs, there are three bedrooms and a bathroom.

The house is perfect for families and is situated in a popular and convenient location, just off Ashton Road East in Failsworth. There is a supermarket just a 10 minute walk away and various schools within easy reach. Manchester city centre is only a 20min drive away and is easily accessed either by car or public transport.

Kew Road is found just off Ashton Road East in Failsworth.

All mains services are available.



### Entrance Hallway 3'10"\*3'3" (1.176\*1)

uPVC front door. Stairs

### Reception room 11'6"\*11'5" (3.52\*3.487)

Bay windows with blinds. Feature chimney wall with presentation space and wooden ledge. Radiator. Light fitting. Carpet.

### Extended Kitchen/Diner 12'0"\*14'7" (3.68\*4.456)

Modern fitted kitchen with upper and lower units, tiled flashback, decorative plinth and wood finish kitchen flooring. Carpeted dining/family area. Spotlights. French doors through to orangery

### Orangery 15'8"\*9'10" (4.8\*3)

Large garden facing room. Polished wood floor. uPVC windows with french doors opening onto patio/sitting area. Radiator

### Bathroom 8'3"\*5'7" (2.537\*1.72)

Modern three piece bathroom suite. Tiled walls and bath side. Shower screen. Wood finish flooring. Spotlights

### Front bedroom 11'5"\*9'5" (3.5\*2.878)

uPVC windows with blinds. Fitted Wardrobes

### Back bedroom 12'1"\*9'5" (3.7\*2.878)

uPVC window with blinds. Wood finish flooring. Radiator. Wall cupboard

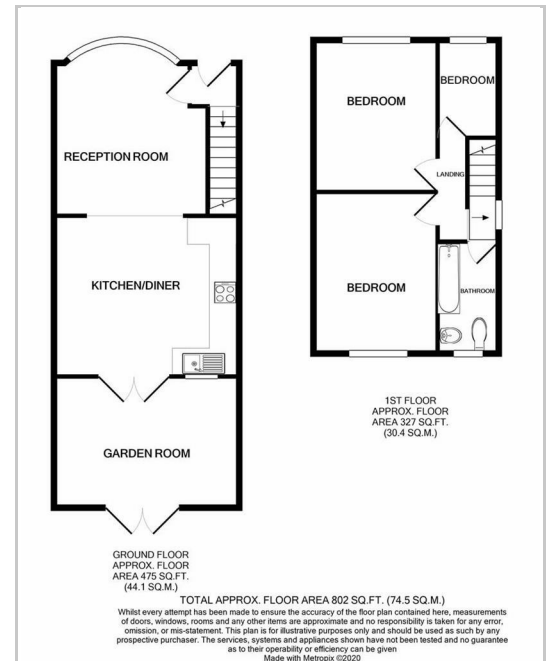
### Bedroom 3 5'8"\*7'4" (1.74\*2.236)

uPVC window. carpet

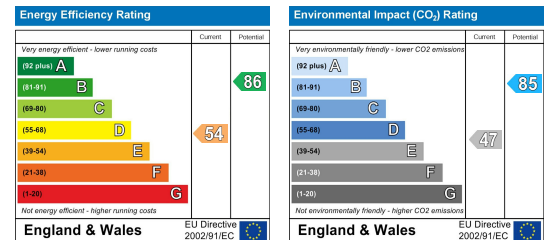
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

