



## 12 Stanhope Way

Failsworth, Manchester, M35 0GE

**£725 Per Month**



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*CLICK BELOW\*\*\* Cousins Estate Agents are pleased to offer FOR LET this WELL PRESENTED 3 BEDROOM TERRACED HOUSE, situated in a convenient location close to Failsworth Metrolink station and in a perfect little cul-de-sac. The property offers double glazing, gas central heating, gardens front and rear.

This home briefly comprises: Porch, open plan lounge, dining kitchen, 3 bedrooms and a 3 piece bathroom.

Externally the property has the benefit of gardens to the front of the property and a enclosed low maintenance garden to the rear, with sheds and planting area.

Failsworth is a thriving local community which is well served by amenities including shops schools and public transport. Excellent transportation routes connect you to Manchester City and surrounding towns as well as both M60 & M62 motorway networks making this an ideal spot for commuters requiring access to the rest of the North West.

VIEWINGS STARTING 25/01/2021





### Porch 5'7"\*4'11" (1.724\*1.5)

Windowed porch area. uPVC front door with chrome door furniture. Light fitting

### Lounge/Sitting room 13'1"\*15'3" (4\*4.65)

Cosy open plan lounge, stairs to the first floor accommodation, modern decor with feature wall, large double glazed window to the front elevation with lovely views of the front garden and offering natural light, radiator, tv and phone point, ample power sockets.

### Kitchen/Diner 10'5"\*15'5" (3.2\*4.7)

Kitchen/diner, kitchen is fitted with a range of eye level and base level matching units with rolled top work surfaces, room for a fridge freezer, sink inset with mixer tap over, double glazed window to the rear elevation, gas hob with electric oven, UPVC door to the rear garden, ample room for a good sized dining table. storage space and ample power sockets.

### Landing 7'6"\*6'6" (2.3\*2)

Entrance to the loft area, light point. carpet

### Front Bedroom 4\*2.65

Lovely bedroom with double glazed window to the front elevation, blinds and curtains, radiator, feature wall, hanging light pendant

### Back Bedroom 8'6"\*8'8" (2.6\*2.65)

Double glazed window to the rear elevation with blinds and curtains. Radiator. Carpet. Hanging light pendant

### Bedroom 3 6'6"\*10'2" (2\*3.1)

Front facing. Double glazed window.

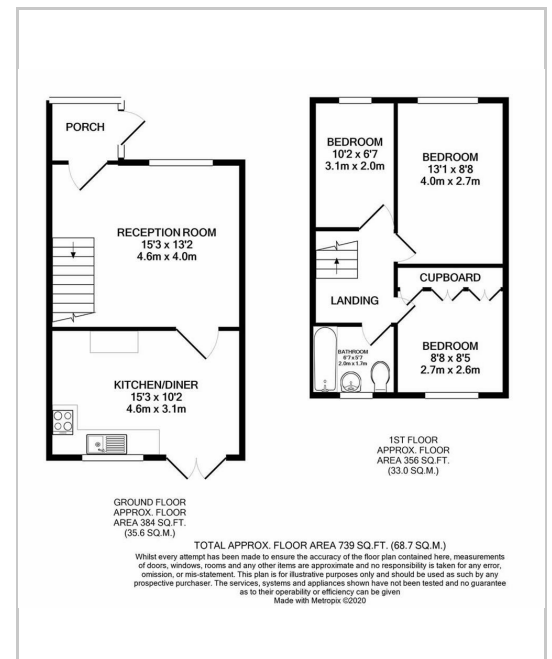
### Bathroom 6'6"\*5'6" (2\*1.7)

Three piece white bathroom suite with wood toilet seat. Wall tiles. Shower with curtain

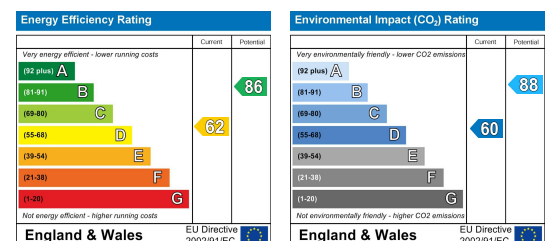
## Area Map



## Floor Plans



## Energy Efficiency Graph



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