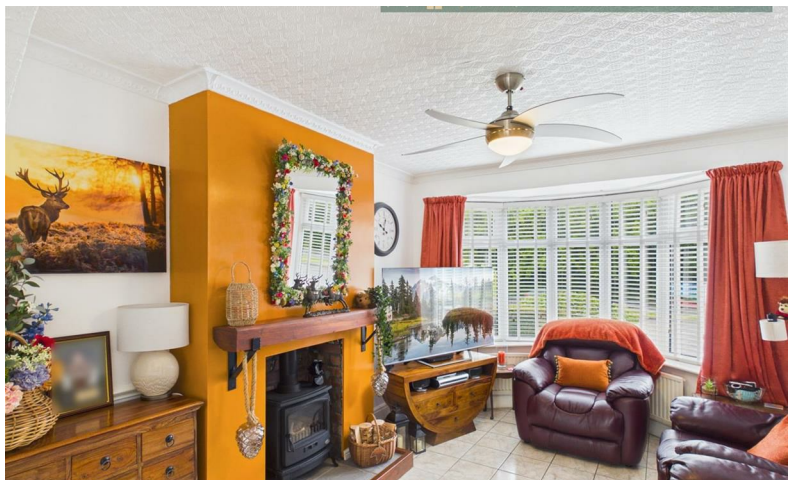




MCDERMOTT & CO
THE PROPERTY AGENTS



£325,000 O.I.R.O

63 Broadway, Failsworth, Manchester, M35 0DX

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached home, offering a fantastic blend of space, style, and practicality, ideal for modern family living. Situated in a popular in demand area with scenic woodland areas to the front and rear.

The property features a spacious lounge with character fireplace open through to a bright dining room with direct garden access, and a well-appointed kitchen diner, forming a sociable hub of the home. To the first floor are three well-proportioned bedrooms and a modern shower room, all finished to a high standard.

Externally, the home offers off-road parking for multiple vehicles and an attached garage, which can also be accessed from the rear garden via an enclosed side pathway leading to a PVC door. The front area features a stepped stone layout, gravelled sections and imprinted concrete surfaces extending around the front, side and rear of the property, complemented by a selection of potted plants for low-maintenance appeal.

Hallway

16'9 x 5'7 (5.11m x 1.70m)
A bright and beautifully presented entrance hallway, finished in crisp neutral tones to create a clean and welcoming first impression. The space features a tiled floor that combines practicality with a modern, stylish look.

The hallway is enhanced by a composite entrance door with glazed panel and side window, allowing natural light to flow through the space. The staircase is wood-panelled, with a carpeted tread, wooden handrail and spindle balustrade rising to the first floor, adding warmth and character.

Further features include a large decorative wall mirror, textured ceiling finish and a ceiling light fitting, all contributing to the bright and airy feel.

Well-proportioned and neatly finished, this hallway provides a stylish and functional entrance to the home.

Lounge

12'3 x 11'0 (3.73m x 3.35m)
A spacious and beautifully presented lounge, offering a warm and inviting living space with a tasteful blend of modern styling and character features. The room is enhanced by a large bay window fitted with Sunwood 50mm slat Venetian blinds, complete with matching tape and fascia, providing adjustable light control while framing attractive Hardman Fold tree views that ensure excellent privacy and a pleasant outlook.

A standout feature is the striking Tiger 944RC gas remote-control cast-iron log-effect fire, styled in the manner of a traditional stove and set on stone tiles within the original brick hearth. This creates a strong focal point and adds both character and warmth to the room.

The lounge is finished with tiled flooring throughout, offering a clean and practical surface, and provides ample space for a variety of seating arrangements. An open archway leads through to the adjoining dining area, creating a free-flowing and sociable layout ideal for modern living and entertaining.

Further features include a feature ceiling with decorative coving, a ceiling-fan light fitting, and a wall-mounted radiator, completing this comfortable and well-appointed living space.

Kitchen

13'10 x 11'3 (4.22m x 3.43m)
A spacious and beautifully presented kitchen diner, offering a practical yet highly sociable space at the heart of the home. The kitchen is fitted with a range of modern wall and base units, complemented by solid wood work surfaces and stylish tiled splashbacks, creating a clean and contemporary finish. A standout feature is the impressive Rangemaster Elan dual fuel cooker, complete with a Rangemaster CLA extractor hood, forming a striking focal point within the room. The space is further enhanced by a high-quality Vevor workstation sink, complete with bamboo chopping board, drain tray, rinse grid, roll-top drying rack, and a loom four-way tap, alongside a fitted Wastermaid food waste disposal unit. The layout provides ample preparation and storage space, with plumbing for dishwasher and plumbing for washing machine, space for under counter fridge or freezer, while a large window above the sink allows for an abundance of natural light and pleasant garden views. A charming addition is the breakfast bar dining area with overhead hanging rack, ideal for both casual dining and entertaining. Finished with tiled flooring and ceiling lighting, this impressive space combines quality, functionality, and style, making it a true hub of the home.

Dining Room

12'4 x 11'0 (3.76m x 3.35m)
A beautifully presented and spacious dining room, offering an ideal setting for both everyday dining and

entertaining. The room benefits from large sliding patio doors, allowing an abundance of natural light while providing direct access to the rear garden and covered seating area. The space features neutral décor with decorative coving and a ceiling rose, adding a touch of character, complemented by a statement ceiling light fitting. Finished with tiled flooring, the room offers a practical and stylish finish throughout. An open archway leads seamlessly into the lounge, creating a free-flowing and sociable layout, ideal for modern family living. With ample space for a dining table and additional furnishings, this room serves as a key hub within the home.

Stairs & Landing

10'5 x 7'3 (3.18m x 2.21m)
A bright and well-presented staircase and first-floor landing, finished in neutral tones to create a clean and inviting transition between floors. The carpeted staircase features a wooden handrail and spindle balustrade, rising from the hallway and adding a blend of comfort and traditional character. The landing benefits from a side-facing window fitted with a Sunwood Venetian blind, allowing natural light to enhance the airy feel. The space includes pendant light fitting that complement the home's overall style. Additional features include a loft access hatch with a fitted pull-down wooden ladder, and access to all first-floor rooms. Well-maintained and functional, this area provides a smooth and bright connection between the ground and first floors while complementing the character of the property.

Bedroom One

14'11 x 10'1 (4.55m x 3.07m)
A spacious and well-presented main bedroom, positioned to the front of the property and benefiting from a large bay window fitted with Sunwood 50mm slat Venetian blinds, complete with matching tape and fascia. The window provides pleasant Hardman Fold tree views, offering excellent privacy and a peaceful outlook. The room offers generous proportions and comfortably accommodates a super-king-size bed, along with a range of fitted and freestanding furniture, including built-in mirrored wardrobes and a dressing area that enhances both storage and practicality. Finished in neutral tones with carpeted flooring, the space features a ceiling-fan light fitting for added comfort. Additional features include a wall-mounted radiator and ample floor space, creating a bright, comfortable and well-appointed main bedroom ideal for modern living.

Bedroom Two

12'4 x 9'7 (3.76m x 2.92m)
A bright and well-presented second double bedroom, offering a comfortable and modern living space. The room benefits from a large window fitted with Sunwood 50mm slat Venetian blinds, allowing generous natural light while providing pleasant outlooks. Well-proportioned and versatile, the room comfortably accommodates a super-king-size bed along with fitted bedroom furniture, including built-in wardrobes and a dressing/desk area that provides excellent storage and practicality. Finished in neutral tones with carpeted flooring, the space is enhanced by a contemporary ceiling-light fitting, creating a light and inviting atmosphere throughout. Additional features include a wall-mounted radiator and ample floor space, making this a well-appointed bedroom suitable for a range of uses, from a guest room to a home workspace.

Bedroom Three

6'9 x 6'6 (2.06m x 1.98m)
A well-presented and versatile third bedroom, ideal for use as a single bedroom, home office or study space. The room benefits from a window fitted with Sunwood 50mm slat Venetian blinds, allowing natural light while maintaining privacy.

Directions

