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THE PROPERTY AGENTS







£325,000

34 Newton Road, Failsworth, Manchester, M35 0PH

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McDermott & Co are proud to present this beautifully presented three-bedroom extended semi-detached home, occupying a popular position on Newton Road, Failsworth. Finished to a high standard throughout, this stylish family home combines contemporary décor, versatile living space and impressive outdoor entertaining areas, making it ideally suited to modern family living.

The accommodation briefly comprises an impressive entrance hallway, spacious lounge with feature living flame gas fire, modern kitchen/breakfast room with integrated appliances, and a bright dining room with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, all accessed from a bright landing with loft access.

A particular feature of the property is the quality of finish throughout, including oak internal doors, modern décor, fitted storage and an abundance of natural light. The property has been thoughtfully upgraded to create a stylish and practical home ready for immediate occupation.

Hallway
3'11 x 3.18 (1.19m x 0.91m.5.49m)
An impressive entrance hallway featuring wood-effect flooring, a modern upvc entrance door with decorative glazed insert and a striking oak staircase with solid panelled balustrading rising to the first floor. Benefiting from a radiator and contemporary décor throughout, the hallway provides access to the principal ground-floor accommodation and creates an excellent first impression of the home.

Lounge
11'1 x 10'5 (3.38m x 3.18m)
A spacious and well-presented lounge featuring a front-facing bay window allowing plenty of natural light. Benefiting from wood flooring, ceiling light fitting, wall lights and a radiator, the room offers ample space for a range of lounge furniture.

A feature living flame gas fire creates an attractive focal point, whilst double doors open through to the dining room, creating an ideal space for both everyday living and entertaining.

Dining Room
17'8 x 13'0 (5.38m x 3.96m)
A spacious dining room featuring wood flooring, recessed spot lighting and a radiator. Benefiting from French doors opening directly onto the rear garden, together with additional side glazing, the room enjoys an abundance of natural light throughout.

Open access leads through to the kitchen, creating a sociable layout ideal for modern family living and entertaining. Offering ample space for a family dining table and chairs, this bright and well-presented room forms an excellent link between the indoor and outdoor living spaces.

Kitchen
A modern fitted kitchen comprising a range of high-gloss wall and base units complemented by contrasting work surfaces incorporating a one-and-a-half bowl sink and drainer. Integrated appliances include a double oven, gas hob with extractor hood above and built-in microwave, together with space for additional appliances.

A particular feature is the breakfast bar seating area, providing an ideal space for informal dining. Benefiting from wood flooring, recessed spot lighting and a vaulted ceiling with two rooflights, the room enjoys an abundance of natural light throughout. A rear-facing window overlooks the garden, whilst the open-plan layout flows seamlessly into the dining room, creating a sociable space ideally suited to modern family living and entertaining.

Beautifully presented throughout, the kitchen offers ample storage and workspace whilst forming the heart of the home.

Stairs & Landing
3'0 x 6'11 (0.91m x 2.11m)
A staircase with fitted carpeting rises to the first-floor landing, featuring attractive oak panelled balustrading and matching internal oak doors. Benefiting from a side-facing window allowing plenty of natural light, ceiling lighting and neutral décor throughout, the landing provides access to all first-floor accommodation.

A particular feature is the loft hatch providing access to the roof space with integral ladder, whilst the quality oak joinery complements the high standard of finish found throughout the home.

Bedroom One
10'2 x 12'10 (3.10m x 3.91m)
A spacious principal bedroom featuring a front-facing bay window with fitted day and night blinds, allowing an abundance of natural light and enjoying a pleasant outlook to the front. Benefiting from fitted carpeting, recessed spot lighting, contemporary vertical radiators and neutral décor throughout, the room offers ample space for a king-size bed and additional bedroom furniture.

Beautifully presented throughout, this bright and well-proportioned bedroom also provides space for a dressing table or home working area, creating a stylish and comfortable principal bedroom.

Bedroom Two
10'7 x 10'11 (3.23m x 3.33m)
A spacious super king size bedroom featuring a rear-facing bay window allowing an abundance of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the extensive range of fitted wardrobes, overhead storage cupboards and matching bedside units, providing excellent built-in storage. Beautifully presented throughout, this bright and well-proportioned bedroom offers comfortable accommodation for family members or guests.

Bedroom Three
6'8 x 6'9 (2.03m x 2.06m)
A well-presented bedroom featuring a front-facing window with fitted day and night blinds, allowing plenty of natural light and enjoying a pleasant outlook to the front. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional furniture.

A particular feature is the range of fitted wardrobes, overhead storage cupboards and integrated bed recess, maximising the available space and providing excellent built-in storage. Beautifully presented throughout, this bright and versatile room is ideal as a child's bedroom, guest room or home office.

Bathroom
7'0 x 7'3 (2.13m x 2.21m)
A modern family bathroom fitted with a three-piece suite comprising a panelled bath with dual-head rainfall shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complemented by full-height wall tiling, wood-effect flooring, a built-in storage cupboard, ceiling lighting and two frosted windows providing natural light and ventilation.

Beautifully presented throughout, this bright and practical bathroom offers a clean, contemporary finish and serves the first-floor accommodation.

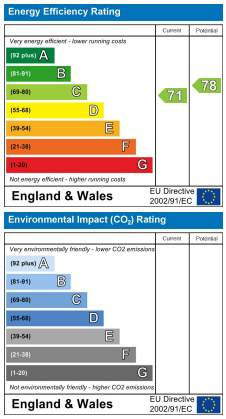
External
To the front, the property benefits from a low-maintenance gravelled garden enclosed by brick boundary walls, with a pathway and steps leading to the entrance door beneath a distinctive arched recessed porch. Mature planting further enhances the kerb appeal of the property.

To the rear, the property enjoys a private enclosed garden designed for both relaxation and entertaining. Featuring a substantial paved patio, raised decked seating area, artificial lawn and established planting, the garden offers a versatile outdoor space with a good degree of privacy. Raised borders and useful external storage further enhance the practicality of the garden, creating an ideal environment for outdoor dining, socialising and family enjoyment.

A beautifully maintained outdoor space that perfectly complements the accommodation on offer.

Garage
8'6 x 6'8 (2.59m x 2.03m)
A useful garage / storage shed providing excellent additional storage space for tools, gardening equipment, bicycles and outdoor furniture. Benefiting from power and lighting, the space offers practical ancillary storage and helps maximise the usable outdoor space.

Directions



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