



Pole Lane, Failsworth

£249,950

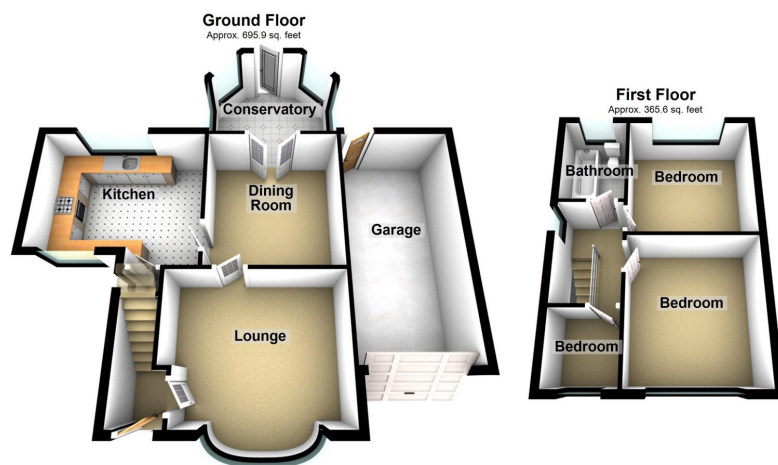
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- Extended Detached Home
- Three Bedrooms
- Three Reception Rooms
- Ideal Family Home
- Well Presented Throughout
- Off Road Parking and Garage
- Low Maintenance Gardens
- EPC -D



Ideally suited to the young and growing family, is this good size, three bedroom, extended, detached family home. Situated in a popular and convenient location in Failsworth, close to well regarded primary and secondary schools, local shops, bus routes to Oldham and Manchester and only a short drive to the motorway network. The property is well presented throughout and the accommodation briefly comprises of entrance hallway, lounge with bay window, separate dining room, conservatory and a good size kitchen with an excellent range of wall and base units to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a gated block paved driveway providing off road parking, leading to a good size garage and to the rear an enclosed low maintenance garden.



Total area: approx. 1061.5 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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