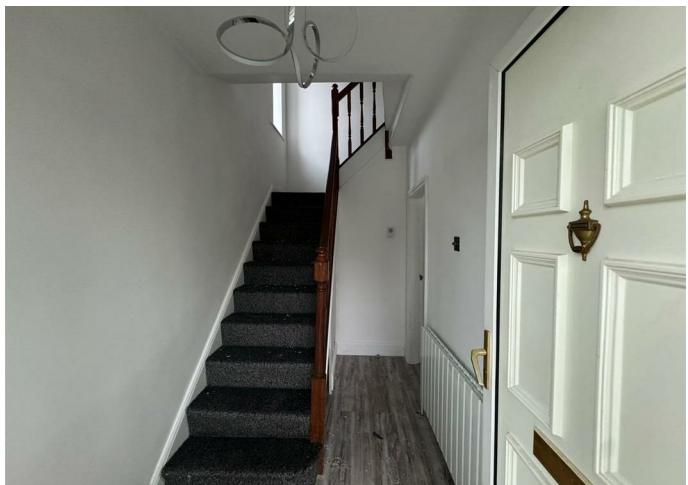




FREEHOLD



House

**38 ROSEHAY LANE,  
FAILSWORTH, M35  
0PW**

Guide price

**£200,000**

FEATURES



# 3 Bedroom House located in Failsworth

Introducing this charming 3-bedroom house located on Rosehay Lane in the desirable area of Failsworth M35. Situated in a quiet residential street, this property boasts a serene escape from the hustle and bustle of city life.

Upon entering the property, you will find a modern and spacious ground floor with a well-equipped kitchen featuring a washing machine and all other essentials. The property is in good condition and benefits from gas central heating, ensuring a cosy and comfortable living environment.

With allocated parking spaces, this house is perfect for those looking for convenience and practicality. The freehold tenure provides peace of mind for potential buyers.

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**Council Tax Band**

**B**

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         | 61  |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

