



 6
Bedrooms

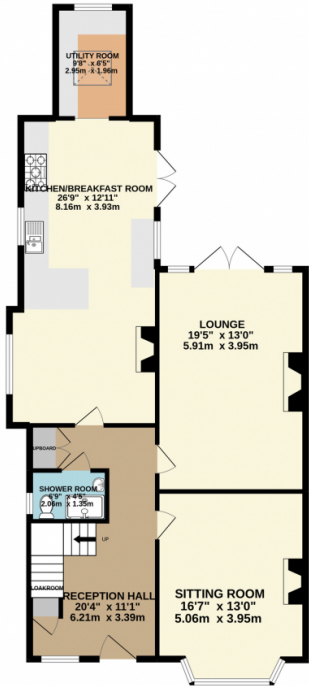
 3
Bathrooms



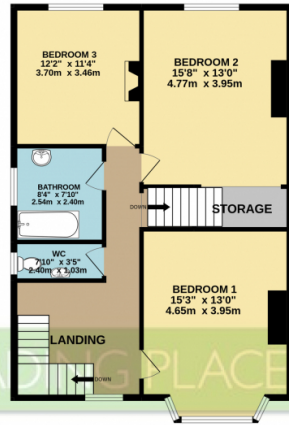


We are privileged to offer to the market this substantial SIX BEDROOM/THREE BATHROOM EDWARDIAN semi-detached family home situated on the always popular 'Irlam Road' with a large lawned rear garden. Rarely do properties come to the market of this size & on such sought after road. The spacious ground floor accommodation comprises impressive reception hallway, lounge, sitting room, 27ft fitted 'eat in' Breakfast kitchen, utility room & downstairs shower room. The first floor comprises grand landing, three proportioned bedrooms and a two piece family bathroom suite with separate wc both with underfloor heating. Stairs to the second floor provides three further double bedrooms a stunning recently fitted shower room with underflooring heating. The space on offer simply must be seen! Externally to the front there is a driveway providing ample off road parking for up to five cars. The driveway continues down the side & leads to a detached single garage which has power/lighting. The large rear garden which has a paved patio area with a mainly lawned garden. Ideally located for access to the local amenities, transports links & quality schools.

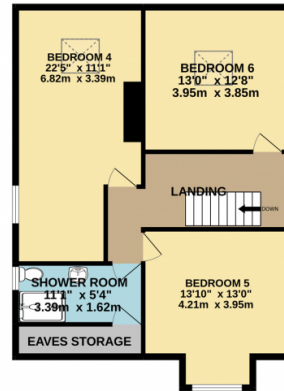
GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



2ND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 2611 sq.ft. (242.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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