

Boundary Road, Irlam

Manchester



In Excess of - £240,000

Boundary Road

Irlam, Manchester

Extended three bedroom semi detached property, located close to excellent amenities and transport links. Offering two reception rooms, fitted kitchen & dining room, utility, and three bedrooms & modern bathroom. There is off road parking, detached garage, well kept front and rear gardens which are drenched by the sun.

Council Tax band: A

Tenure: Freehold

- Perfect first buy or family home
- Extended to the rear
- Two reception rooms
- Kitchen/ dining room & separate utility
- Three generous bedrooms (fitted wardrobes to master)
- Modern family bathroom installed 6 months ago
- Gated off road parking & detached garage
- Well kept gardens to the front & rear
- Close to an array of amenities & transport links



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Hall

Ceiling light point, double glazed window, wall mounted radiator and pvc door.

Lounge

14' 7" x 12' 9" (4.45m x 3.89m)

Ceiling light point, wall mounted radiator, power point and double glazed bay window.

Reception Two

11' 4" x 7' 9" (3.45m x 2.36m)

Ceiling spotlights, double doors to the kitchen diner, power point and wall mounted radiator.

Kitchen

15' 7" x 8' 7" (4.75m x 2.62m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer and washer. Ceiling spotlights, double glazed window, sliding doors to the rear garden, wall mounted radiator, breakfast bar, loft access point and power points.

Utility

8' 3" x 6' 1" (2.51m x 1.85m)

Ceiling light point, boiler (2018), plumbing for a washer, power point, hard wood rear door, garage access and under stairs storage.

Bedroom One

12' 12" x 10' 8" (3.96m x 3.25m)

Ceiling light point, double glazed windows, wall mounted radiator, power point and fitted wardrobes.



Bedroom Two

11' 6" x 8' 4" (3.51m x 2.54m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

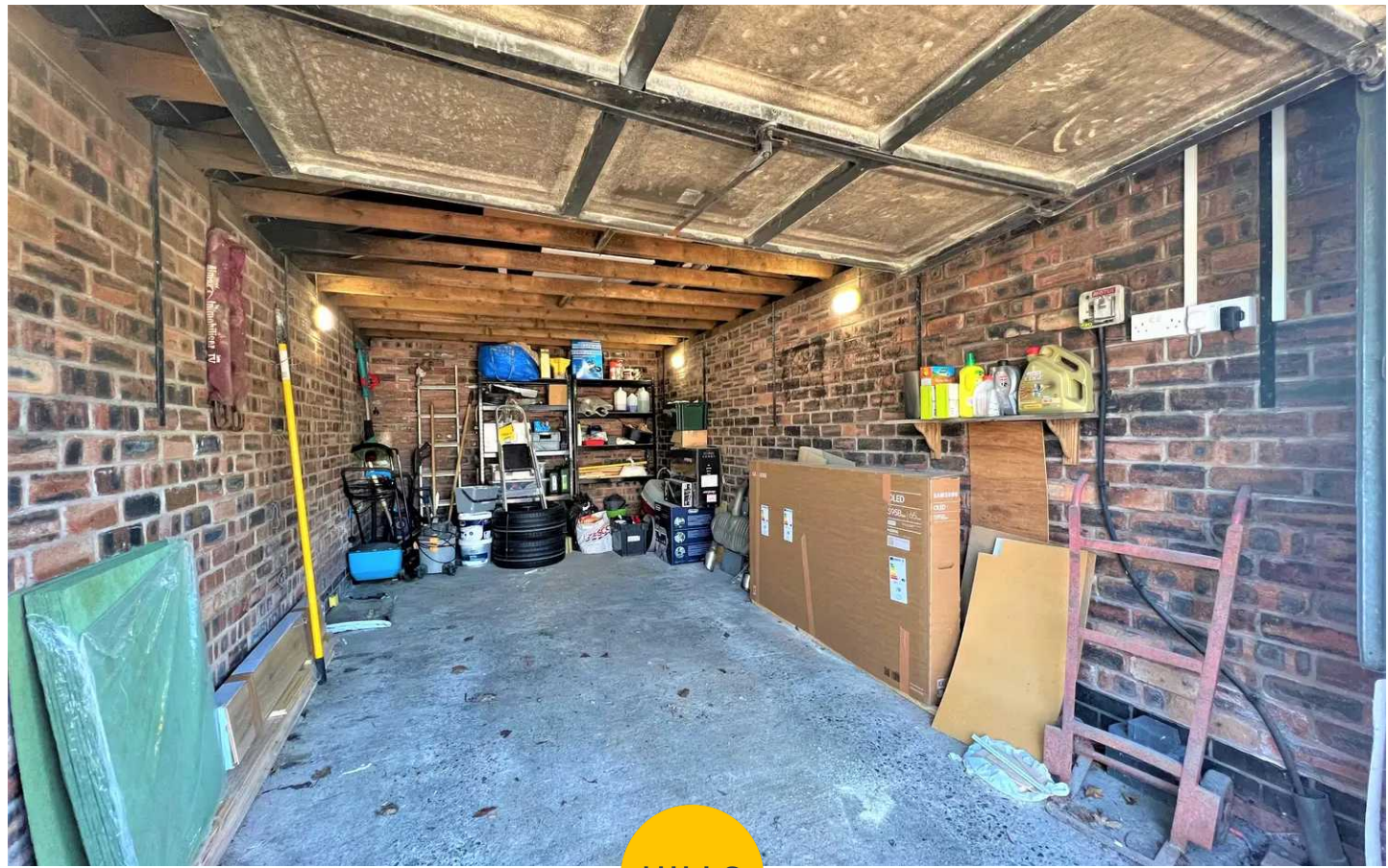
Bathroom

8' 2" x 4' 9" (2.49m x 1.45m)

Fitted with a modern three piece suite installed March 2023 including a hand wash basin, WC and bath with overhead shower. Ceiling light point, double glazed window, heated towel rail and storage.

Externally

Driveway with double gates for off road parking, access to the garage and path through the middle of the lawn to the front door. Block paved patio to the rear with side access to the front, planted borders and paved area for the bins.



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