

Fiddlers Lane, Irlam

Manchester



In Excess of £230,000

# Fiddlers Lane

Irlam, Manchester

three bedroom family home with freehold title & no onward chain. Spacious lounge with French doors, fitted kitchen, and dining area. Generous bedrooms & bathroom. Off-road parking and front lawn. Sunny rear garden. Close to amenities & transport. Ideal for families or first-time buyers.

Council Tax band: A

Tenure: Freehold

- Perfect First Buy or Family Home, Offered with No Onward Chain & Free Hold Title
- Spacious Light & Airy Lounge with French Doors
- Fitted Kitchen & Dining Space
- Three Generous Bedrooms
- Three Piece Fitted Bathroom Suite
- Off Road Parking for Multiple Cars alongside a Front Lawn
- Private, Sun Drenched Rear Garden
- Excellently Located Close to Amenities & Transport Links



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### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point and carpet flooring.

### Lounge

16' 7" x 11' 4" (5.05m x 3.45m)

Featuring a gas fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with patio doors and carpet flooring.

### Kitchen / Diner

16' 2" x 13' 3" (4.93m x 4.04m)

Featuring complementary wall and base units with a composite sink. Space for a fridge freezer, washer, electric hob and oven. Complete with a two ceiling light points, three double glazed windows and hardwood door. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring. Loft access.

### Bedroom One

16' 2" x 9' 9" (4.93m x 2.97m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

8' 6" x 8' 0" (2.59m x 2.44m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

13' 4" x 7' 8" (4.06m x 2.34m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bathroom**

6' 8" x 8' 3" (2.03m x 2.51m)

Featuring a three-piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and laminate tiled flooring.

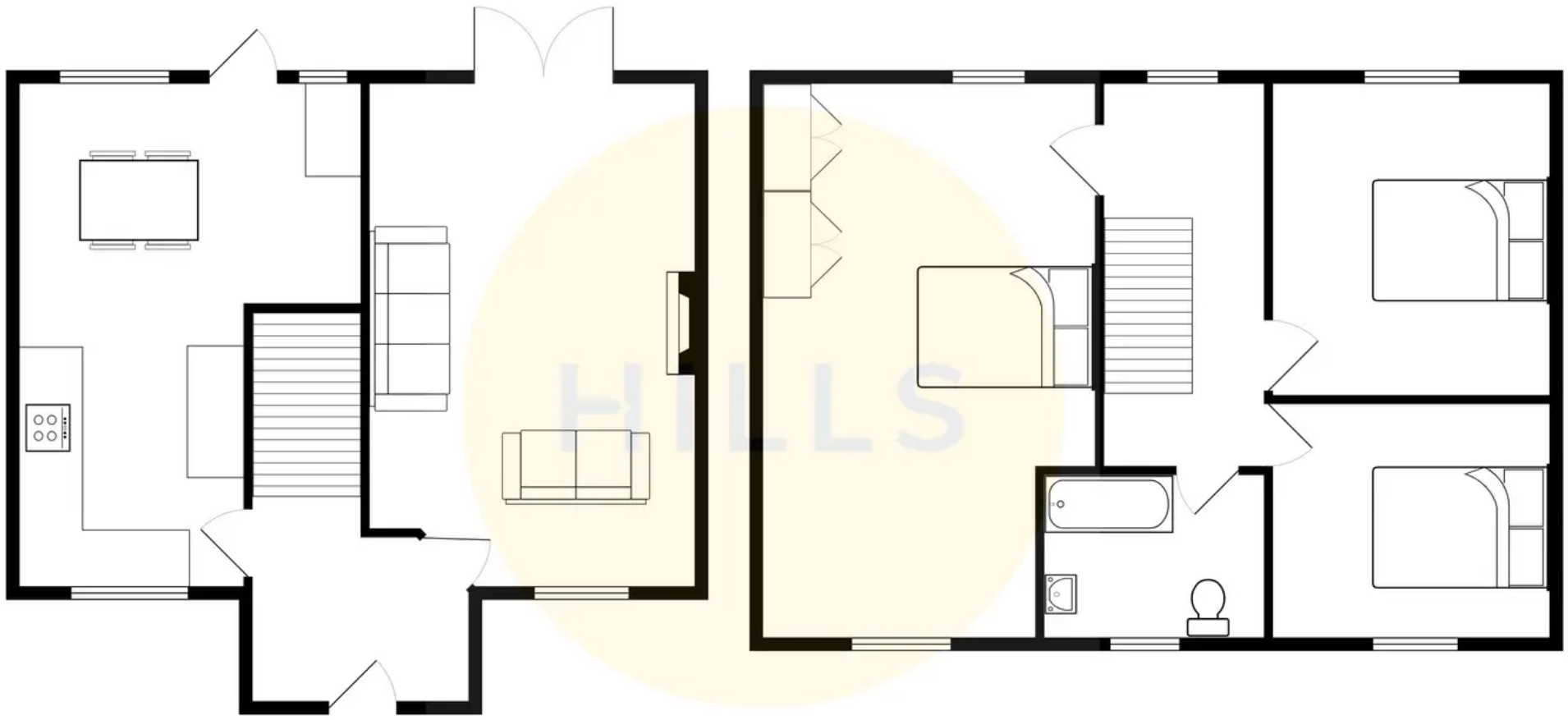
**External**

To the front of the property is gated off road parking for multiple cars with a lawn to the side of a central path. To the rear of the property is a private and sun drenched garden with paved patio with lawn and shrubbed borders.



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