



Broomehouse Avenue, Irlam

Manchester



Offers Over £320,000

Broomehouse Avenue

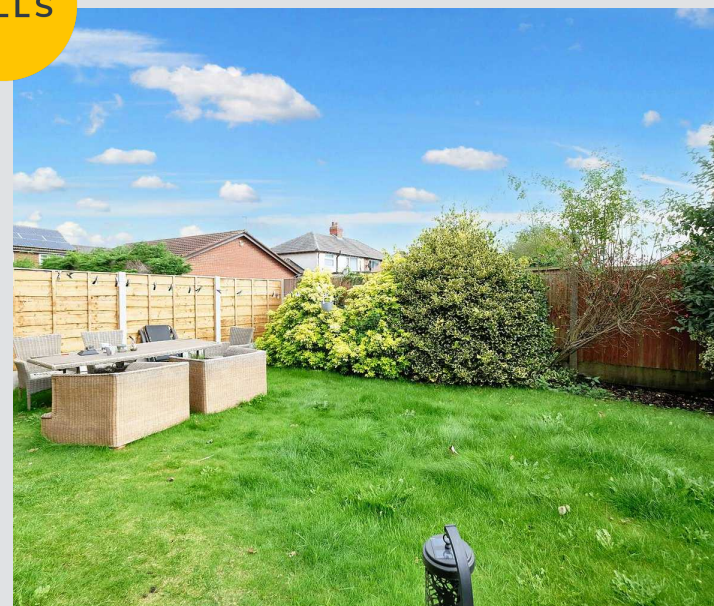
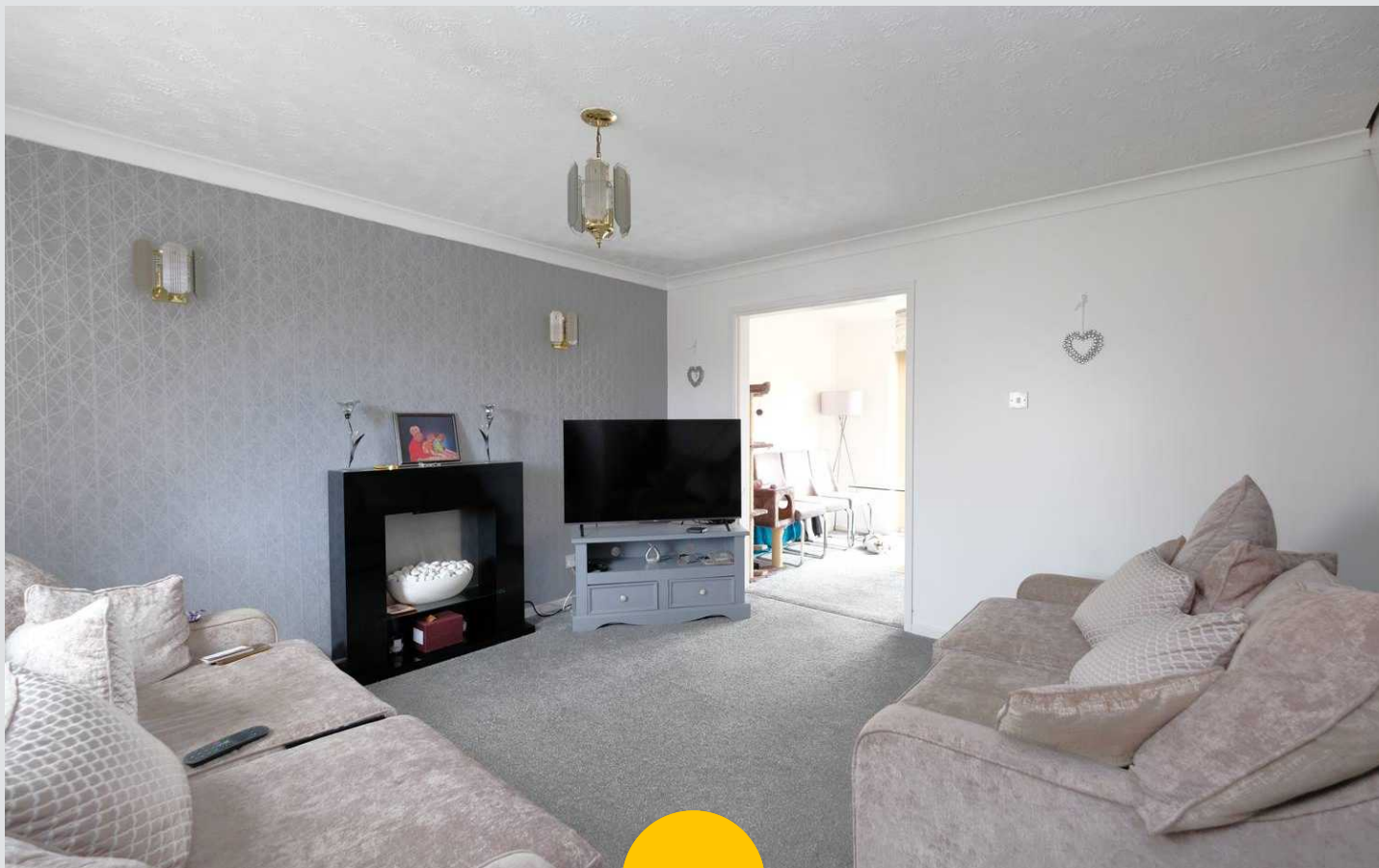
Irlam, Manchester

Fabulous detached home on quiet cul de sac with two reception rooms, fitted kitchen, four bedrooms, off-road parking, integral garage, and well-kept garden. Excellent amenities and transport links. Ideal blend of comfort, style, and practicality in sought-after location.

Council Tax band: D

Tenure: Freehold

- Fabulous Detached Family Home tucked away on a Quiet Cul de Sac
- Two Reception Rooms
- Fitted Kitchen & Separate Utility
- Four Generous Bedrooms
- Three Piece Family Bathroom, En suite & Guest W.C.
- Off Road Parking for Multiple Cars & Integral Garage
- Well Kept Gardens to the Rear With Lawn & Paved Patio
- Well Served by Excellent Local Amenities & Transport Links



Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, double glazed window and carpet flooring.

Lounge

Featuring an electric fire. Complete with a ceiling light point, two wall light points, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Dining Room

Complete with a ceiling light point, wall mounted radiator and French doors. Fitted with carpet flooring.

Kitchen

Featuring complementary wall and base units with an integral stainless steel sink, gas hob and electric oven. Complete with a ceiling light point, wall mounted radiator, part tiled walls and laminate tile flooring.

Utility Room

Featuring a range of wall and base units with composite sink. Space for a washer, dryer, dishwasher. Complete with a ceiling light point, part tiled walls and lino flooring. uPVC door providing access to the garage.

Landing

Complete with a ceiling light point a ceiling light point, storage cupboard and carpet flooring. Loft access.

Bedroom One

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

En suite

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with part tiled walls and lino flooring.



Bedroom Two

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

Bedroom Three

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

Bedroom Four

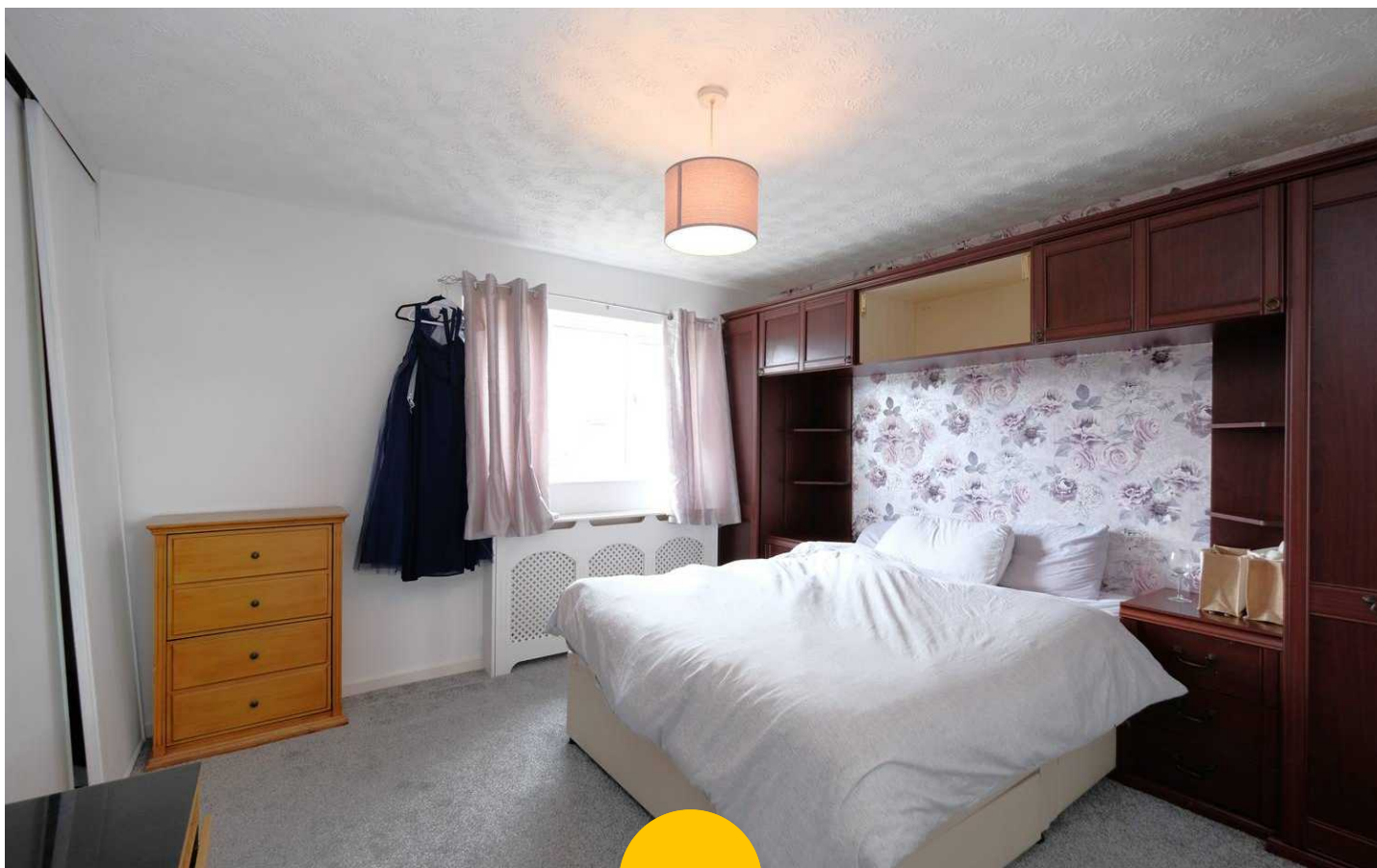
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

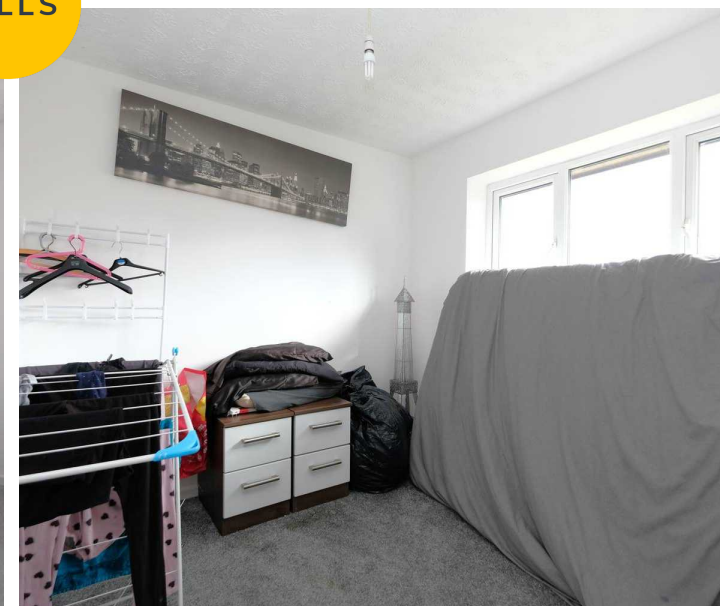
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

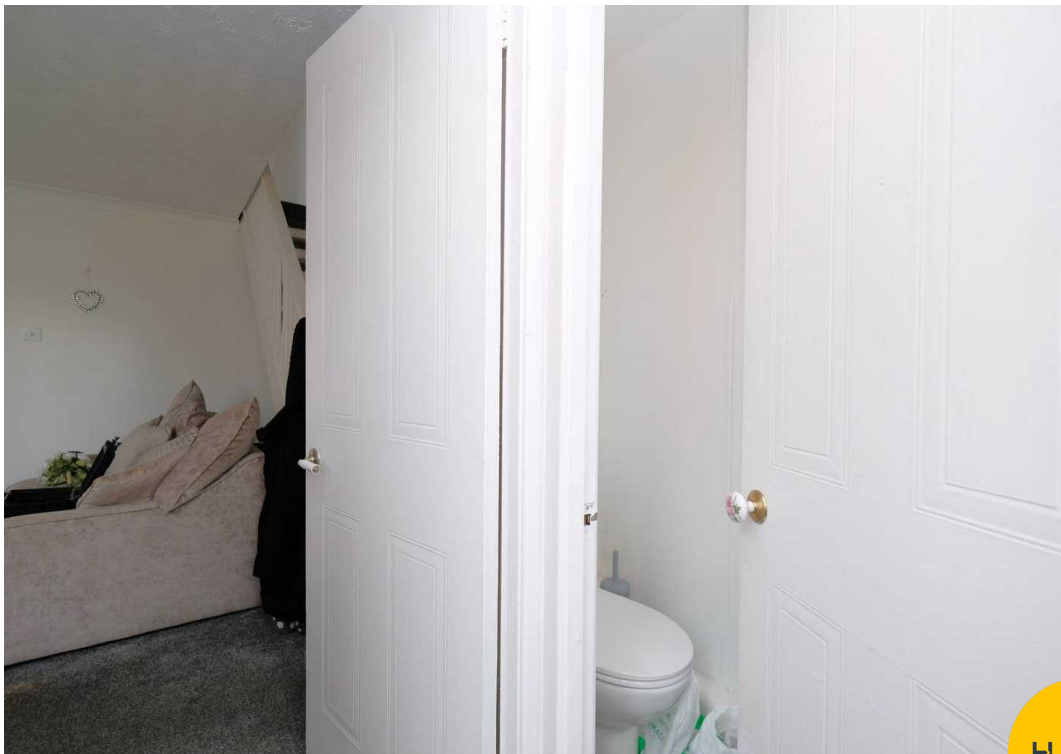
External

To the front of the property is a block paved driveway for multiple cars. To the rear of the property is a garden with paved patio and lawn with shrubbery. Gated access both sides to the front.



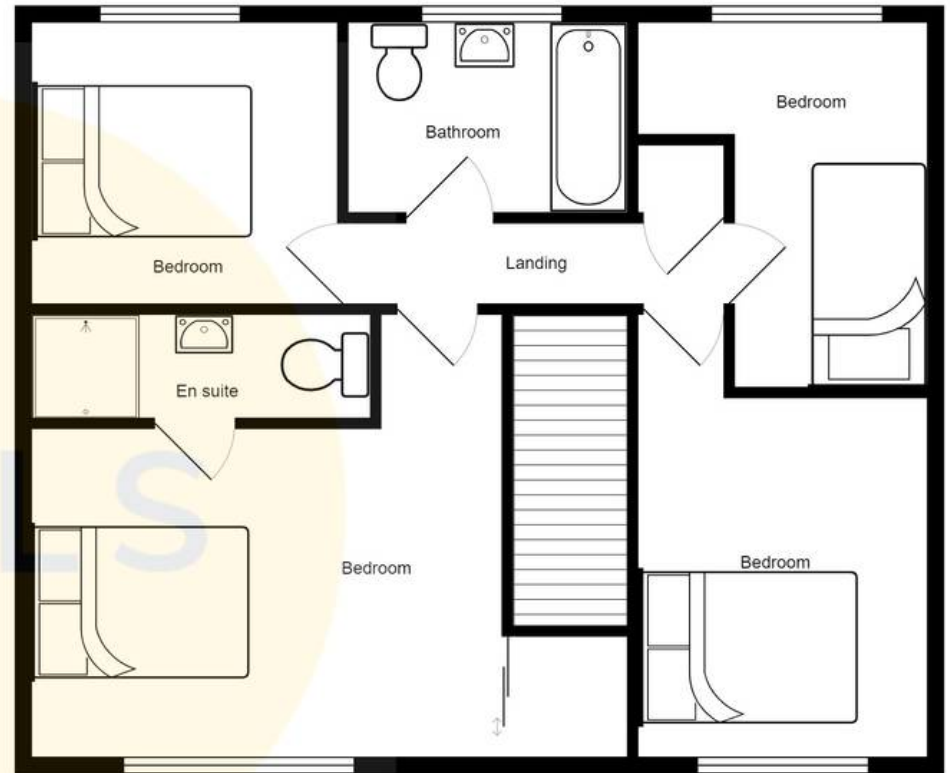
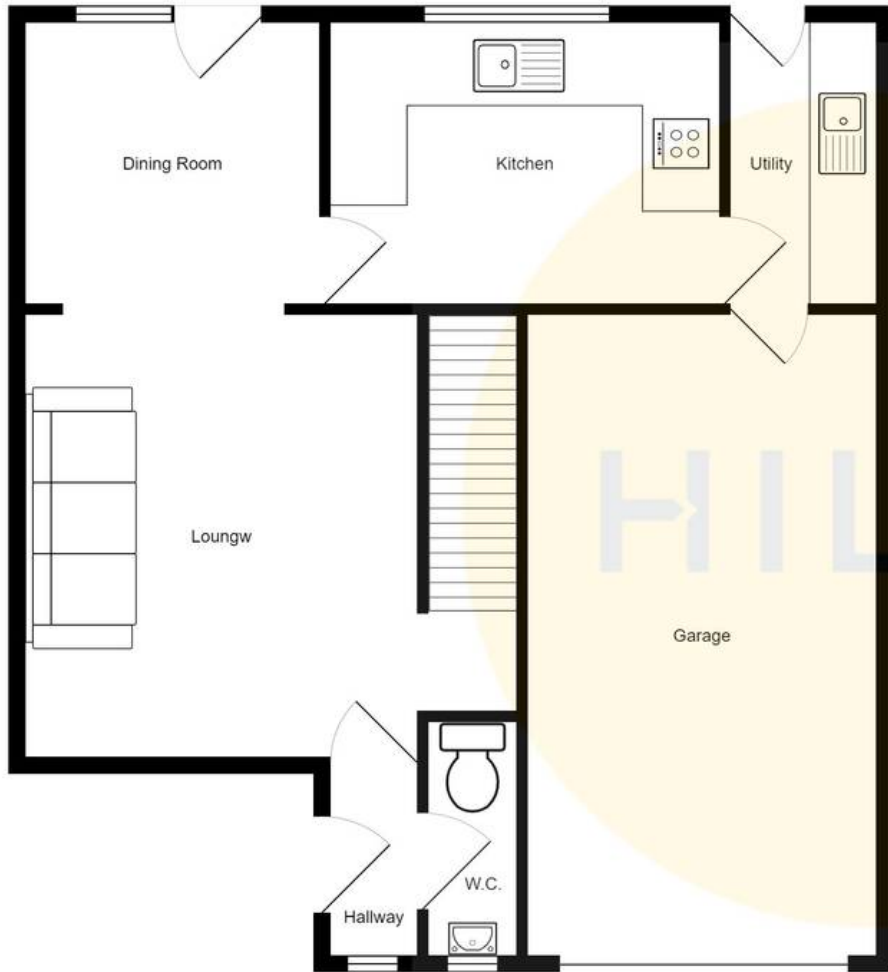
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