



Elsinore Avenue, Irlam

Manchester



Offers in Region of £280,000

# Elsinore Avenue

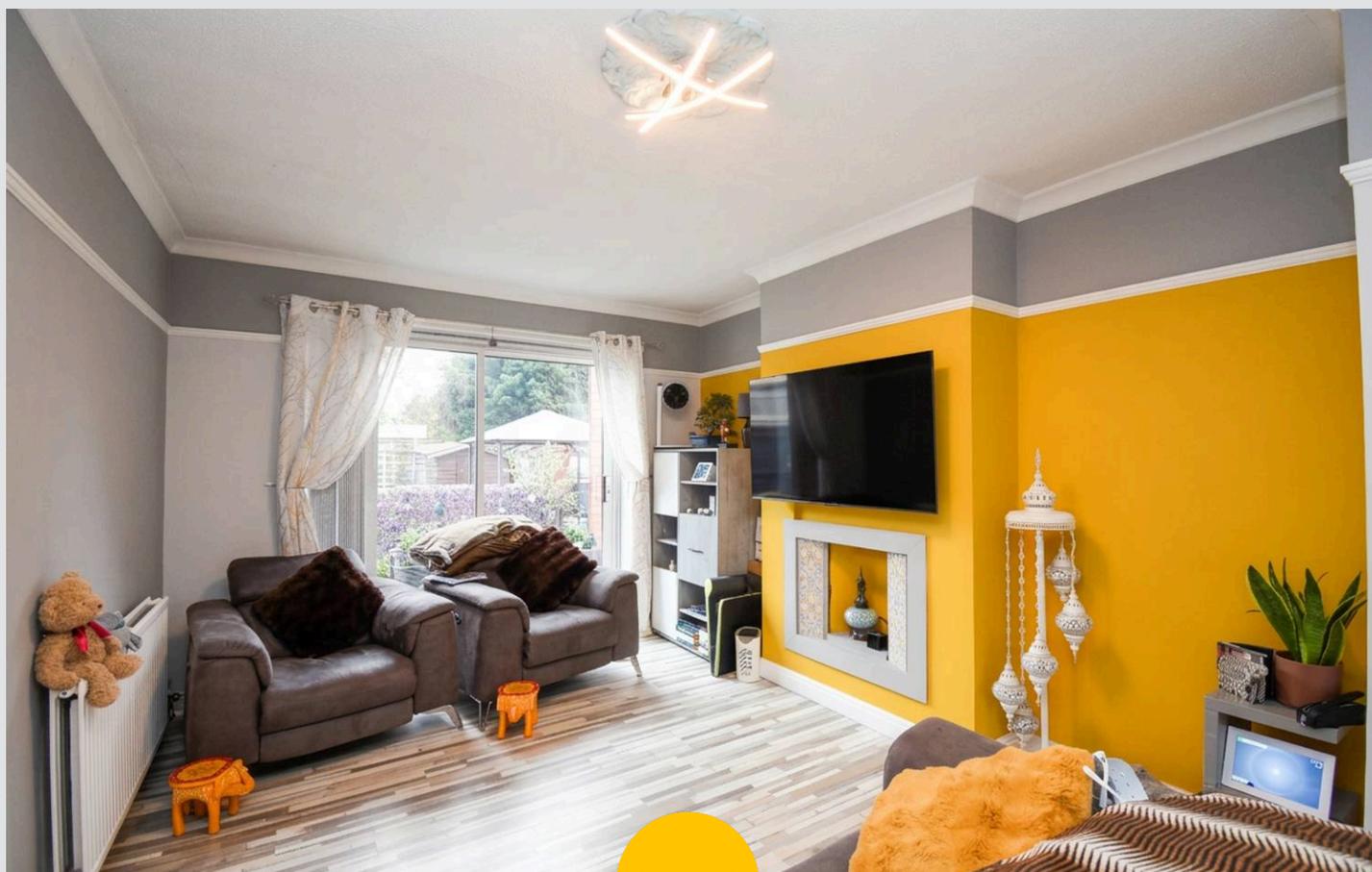
Irlam, Manchester

Spacious three bed semi in quiet cul de sac with bright lounge, open kitchen-diner, fitted wardrobes, off-road parking, sunny garden, and great access to shops, parks, and transport links.

Council Tax band: B

Tenure: Freehold

- Ideally Situated at the top of a Lovely Quiet Cul De Sac
- Bright and Airy Lounge
- Fitted Kitchen and Dining Space with French Doors Opening on to the a Private Patio
- Three Bedrooms Master Complete with Fitted Wardrobes
- Family Bathroom and Separate W.C.
- Off Road Parking to the Front
- Low Maintenance, Sun Drenched Garden to the Rear Offering Potential for Further Development
- Located Close to Amenities Including Shops, Parks and Leisure Facilities
- Well Connected by Public Transport and Motorway Links



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**Entrance Hallway**

**Reception Room One**

20' 6" x 11' 1" (6.25m x 3.38m)

**Reception Room Two**

11' 9" x 9' 5" (3.58m x 2.87m)

**Kitchen**

8' 7" x 4' 8" (2.62m x 1.42m)

**Kitchen Diner**

17' 3" x 9' 5" (5.26m x 2.87m)

**Conservatory**

11' 8" x 8' 9" (3.56m x 2.67m)

**Downstairs W.C.**

4' 0" x 2' 5" (1.22m x 0.74m)

**Landing**

**Bedroom One**

11' 0" x 11' 0" (3.35m x 3.35m)

**Bedroom Two**

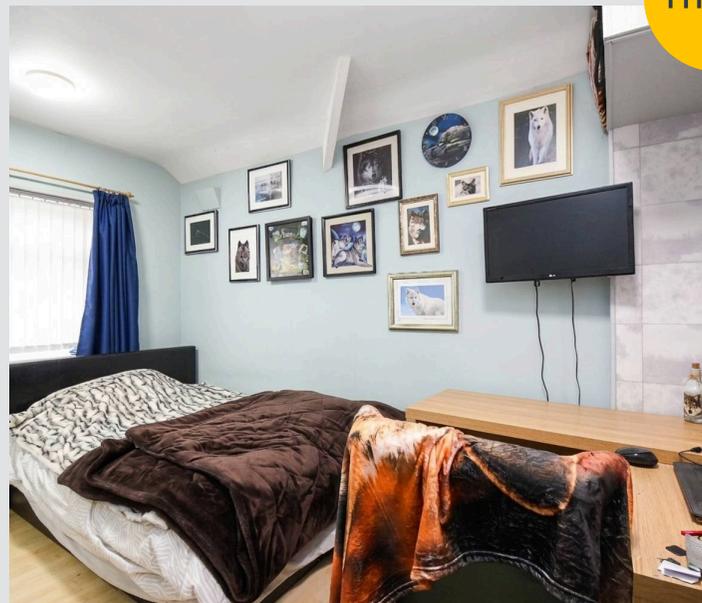
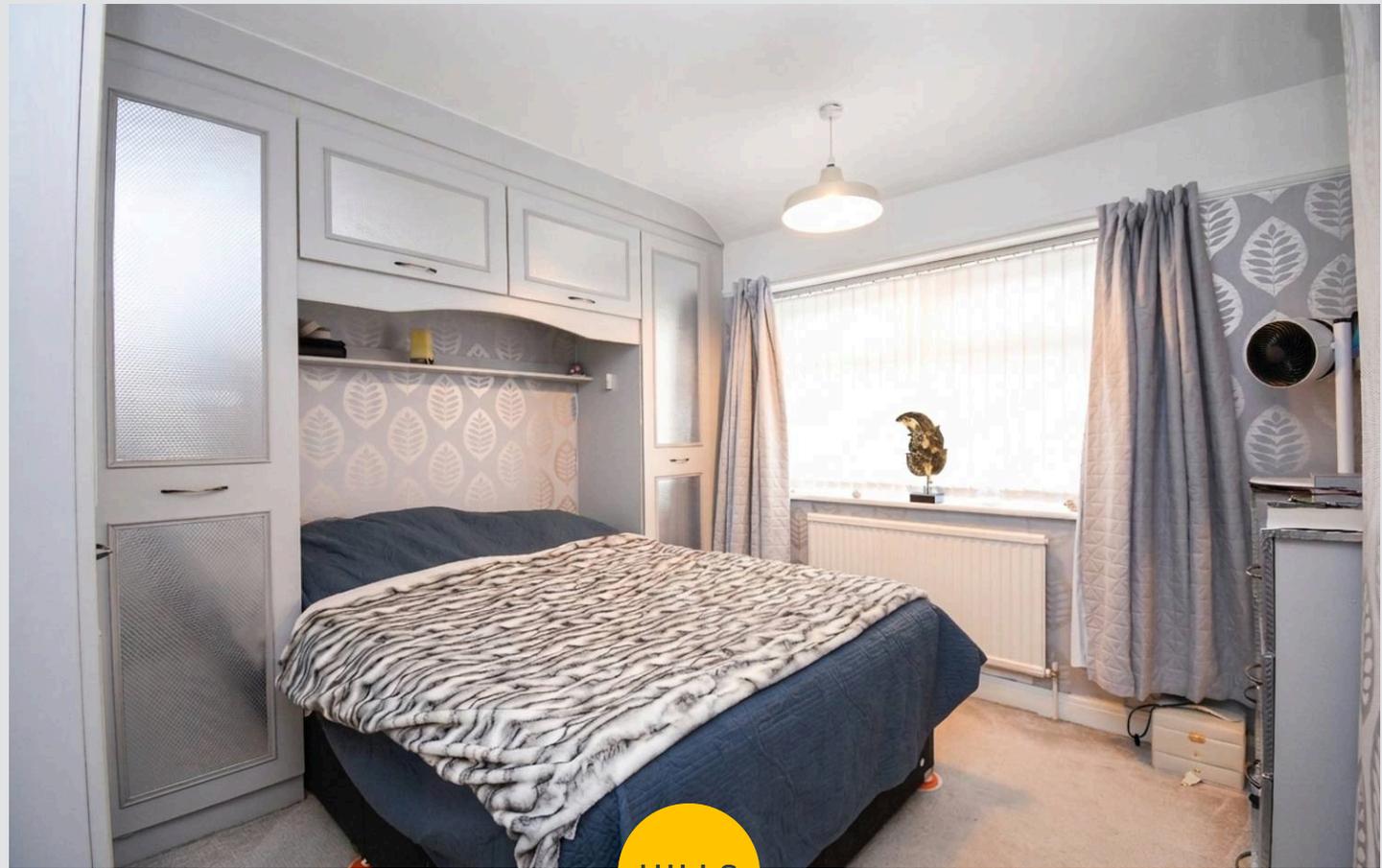
12' 4" x 9' 0" (3.76m x 2.74m)

**Bedroom Three**

10' 8" x 6' 8" (3.25m x 2.03m)

**Bathroom**

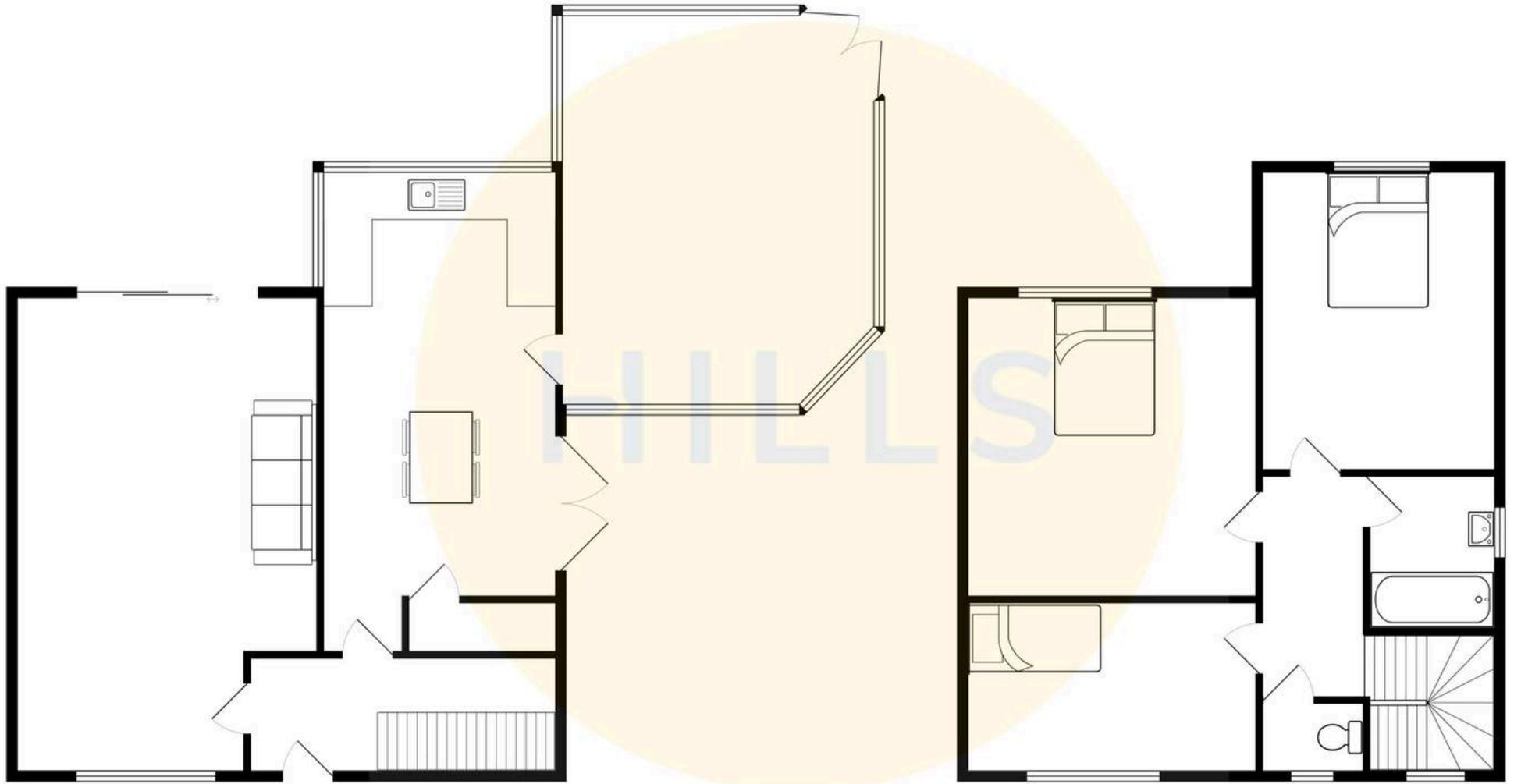
5' 6" x 4' 7" (1.68m x 1.40m)





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