



Howley Close  
Irlam  
M44 6RY

**PAUL BIRTLES**  
SALES • RENTALS • MANAGEMENT

2 Howley Close

Irlam

Manchester

M44 6RY



4



2



4



C

£455,000

\*A FREEHOLD FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY BUILT CIRCA 2006\* Excellent standard of presentation right through. Extensive ground floor accommodation. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Fitted kitchen with integrated appliances. Off road parking facilities for numerous vehicles. Pleasant, enclosed garden to the rear. Cul-de-sac location close to local amenities. Well appointed family bathroom, En-suite shower room and useful ground floor WC. Ideal family accommodation. Alarm system installed. Must be viewed to be appreciated. Virtual Tour Available. Approx 1588 sq ft.

## TO THE GROUND FLOOR

### Entrance Hall

with a feature entrance door with double glazed window adjacent. Engineered oak flooring. Radiator and stairs leading off to the first floor rooms.

### Sitting Room

With a radiator and a double glazed window to the front. Engineered oak flooring and an under stairs cloaks/storage area off where the Glow-worm combination gas central heating boiler is located.

### Office/Study

With a radiator and a double glazed bay window to the front.

### Downstairs WC

With a low-level WC and wash hand basin with storage space below. Double glazed window to the side and a chrome ladder radiator.

### Lounge

With a radiator, engineered oak flooring and a feature fireplace. Opening to:

### Dining/Sitting Room

With three radiators. Built on at the rear of the house of part brick construction with double glazed units all round and with double doors to outside. Opening to:

### Fitted Kitchen

With a single drainer sink unit with mixer tap and a superb range of base and wall cupboard units and working surfaces incorporating an oven hob and extractor. Plumbing for an automatic washing machine and integrated dishwasher. Exit door to the side, tiled areas and a vertical radiator. Useful seating area.

## TO THE FIRST FLOOR

### Landing

With a radiator and a loft access point. Substantial airing/lining cupboard off.



### **Bedroom (1)**

With a radiator and a double glazed bay window to the front. Access to:

#### **En-Suite**

With a walk-in shower, wash hand basin with storage space below and a low-level WC. Double glazed window to the side, chrome ladder radiator and tiled decor. Spotlighting and an extractor fan.



### **Bedroom (2)**

With a double glazed window to the front and a radiator. (See Agent's note)



### **Bedroom (3)**

With a radiator and double glazed window to the rear.

### **Bedroom (4)**

With a radiator and a double glazed window to the rear.

### **Family Bathroom**

With a white suite comprising panelled bath, wash hand basin with storage space below and a low level WC. Chrome ladder radiator, double glazed window to the rear and tiled decor. Spotlighting and an extractor fan.

### **Outside**

To the front of the house are extensive off-road parking facilities for numerous vehicles. To the rear is a delightful, fully enclosed garden with a decking patio section and an artificial lawn. Not overlooked from the rear.

### **Agent's Note**

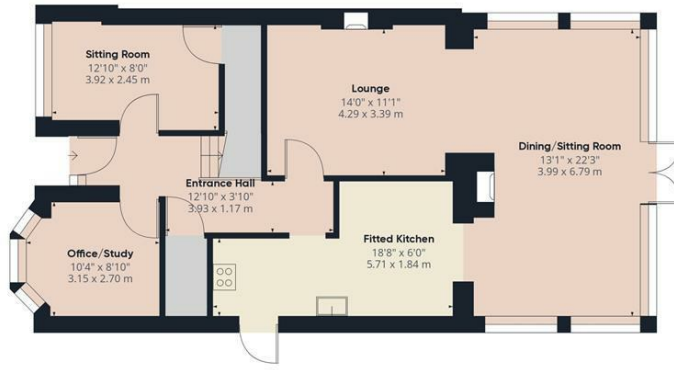
The property is currently configured as a three bedroom property with a large dressing room with access from the master bedroom. With minor alterations, the original layout could easily be reinstated.



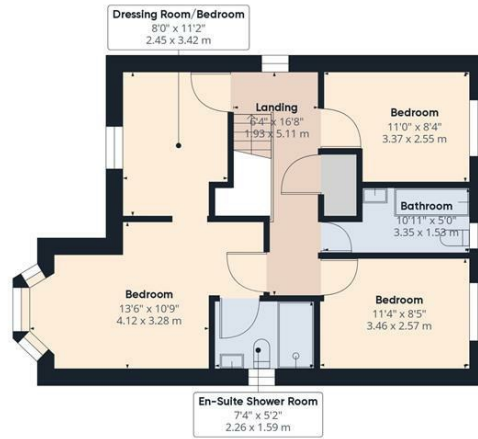


**2 Howley Close, Irlam, Manchester, M44 6RY**





Ground Floor



Floor 1

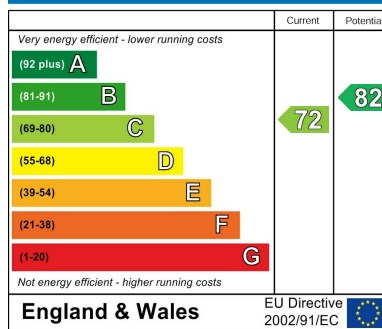
Approximate total area<sup>®</sup>  
1588.27 ft<sup>2</sup>  
147.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Energy Efficiency Rating**



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd Registered office Century Buildings 14 St Mary's Parsonage Manchester M3 2DF

**CONTACT**

3 Flixton Road  
Urmston  
Trafford  
M41 5AW

E: [info@paulbirtlesestateagents.co.uk](mailto:info@paulbirtlesestateagents.co.uk)

T: 0161 747 9095

[www.paulbirtlesestateagents.co.uk](http://www.paulbirtlesestateagents.co.uk)

