



Halstead Drive
Irlam
M44 6DT

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

7 Halstead Drive

Irlam

M44 6DT



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£230,000

*A POST -WAR BUILT THREE BEDROOM
SEMI DETACHED PROPERTY*

Lounge plus fitted kitchen diner. Well appointed shower room/WC. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Pleasant gardens to the front and rear. Off-road parking facility. Freehold. Situated in a popular and sought after the location within easy reach of local amenities. No ongoing vendor chain. An ideal opportunity for those buyers looking to put their own stamp on a property. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall

With a useful cupboard off for storage etc. Access to :

Lounge

With two radiators and a double glazed window to the front. Point for a gas fire set within a tiled surround.

Stairs lead off to the first floor rooms with storage space below.

Kitchen/Diner

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and two double glazed windows and an exit door to the rear. Space for appliances. Integrated fridge. Useful under stairs storage cupboard off.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

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

Bedroom (2)

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

Bedroom (3)

with a radiator and a double glazed window to the front. Built-in cupboard where the combination gas central heating boiler is located.

Bathroom (Shower only at present)

With a walk-in shower compartment, wash hand basin and low-level WC. Chrome ladder radiator, double glazed window to the rear and wood effect flooring.

Outside

To the front of the property is a lawned garden area, a driveway provides an off road parking facility and, to the rear, is a good sized, lawned garden.

Additional Information

We are informed by the vendors solicitors that the tenure is freehold. The property is unregistered at land registry.



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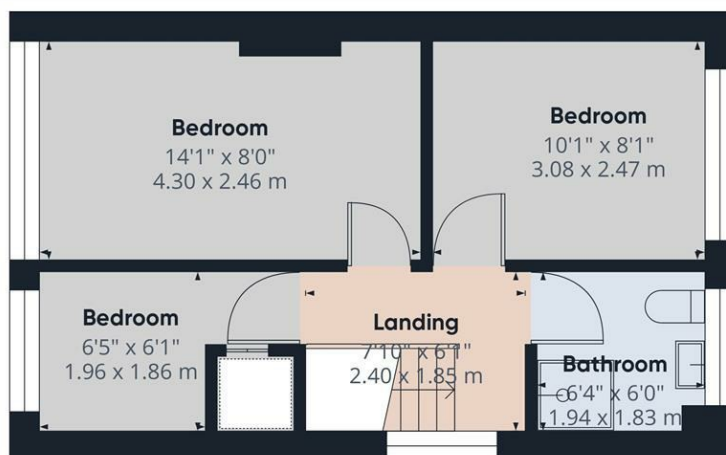
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Entrance Hall
3'4" x 3'0"
1.03 x 0.92 m



Ground Floor



Floor 1

Approximate total area⁽¹⁾
651 ft²
60.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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