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3 Patting Close Irlam Manchester M44 6TL Offers over £290,000

CUL DE SAC LOCATION! HOME ESTATE AGENTS are delighted to offer for sale this well presented & stylishly finished three bedroom detached family residence situated on a peaceful Irlam cul de sac. If you are looking for a property in genuine 'move in' condition, be sure to book your viewing. In brief the property comprises welcoming hallway, downstairs WC, spacious lounge, modern fitted kitchen, conservatory with modern insulated roof, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. Warmed by gas central heating & is fully uPVC double glazed. Externally to the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. To the side there is a gate for access & paved patio area which leads to the rear. The rear garden boasts a mainly lawned garden with mature plants & shrubs. A credit to our clients. To book your viewing call the team at HOME.

- Cul de sac location
- Modern fitted kitchen
- Three piece bathroom suite
- 'Move in' condition throughout
- Three bedroom detached
- Conservatory
- Driveway for ample parking
- Lounge
- Downstairs WC
- Gardens front & rear

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Hallway

uPVC double glazed door to the front, wooden effect floor and radiator. Stairs leading to the first floor.

Downstairs WC

A two piece suite comprises a low level WC and wash hand basin. Splash tiling and uPVC double glazed window to the front. Radiator.

Lounge 16'3" x 11'6" (4.96m x 3.53m)

uPVC double glazed window to the front, coved ceiling and radiator. Understairs storage cupboard.

Kitchen 14'7" x 8'5" (4.46m x 2.57m)

A comprehensive range of fitted wall and base units with a rolled edged work top over. Incorporating a single under mounted sink with mixer tap. Integrated hob, double oven and extractor fan. Integrated washer and dishwasher. Over counter lighting, spotlights, gas central heating boiler and radiator. Open through to the conservatory. uPVC double glazed window to the rear.

Conservatory 10'0" x 7'1" (3.05m x 2.16m)

uPVC double glazed on three sides and uPVC double glazed French doors leading to the rear garden. Fully insulated roof with spotlights. Radiator.

Shaped landing

Open balustrade and loft access.

Bedroom one 9'6" x 14'9" (2.90m x 4.52m)

Two uPVC double glazed windows to the front and radiator. Built in storage cupboard.

Bedroom two 8'11" x 8'5" (2.72m x 2.59m)

uPVC double glazed window to the rear and radiator.

Bedroom three 8'11" x 6'0" (2.72m x 1.83)

uPVC double glazed window to the rear and radiator.

Bathroom

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Splash tiling, wooden effect floor and radiator. uPVC double glazed window to the side.

Externally

To the front of the property there is a mainly lawned garden along with a driveway providing ample off road parking. To the side there is a gate for access and paved patio area which leads to the rear. The rear garden boasts a mainly lawned garden with mature plants and shrubs. There is a large garden shed, outside power and water.

Other information

We feel it is important for any prospective purchaser to be aware of the following:

- * The kitchen was fitted in 2023
- * A consumer unit (RCD) was installed in 2023
- * The 'Worcester' gas central heating boiler was service in 2023
- * The bespoke conservatory roof was installed in 2020
- * The uPVC double glazed units and French doors in the conservatory were replaced in 2023
- * The loft is fully insulated, fully boarded and accessed via a wooden fold down ladder making it ideal for storage
- * The lounge, kitchen, downstairs WC, bathroom and bedroom one all benefit from new radiators which each include individual thermostats

Council tax

The property is council tax band C.

Tenure

The property is Freehold.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

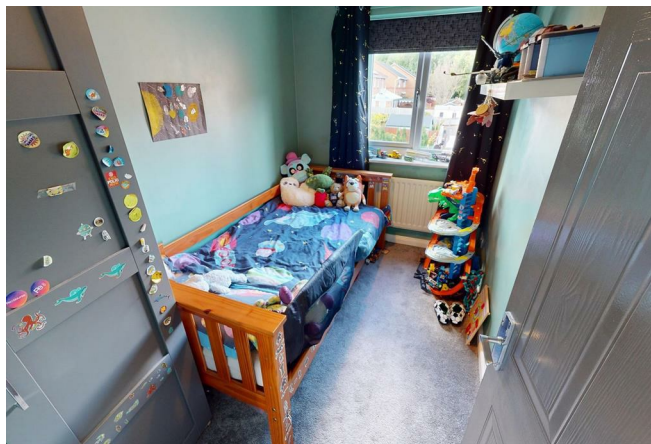
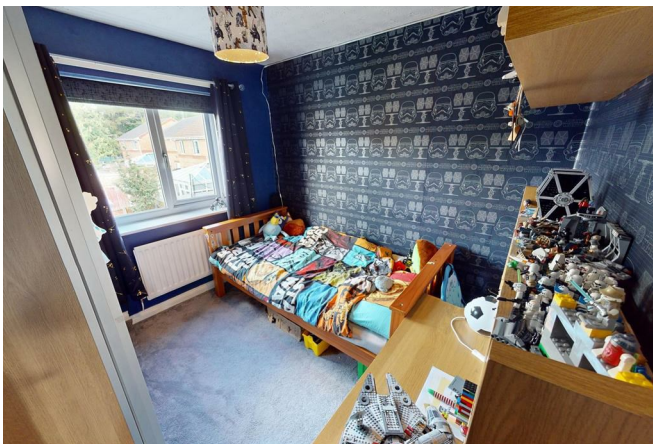


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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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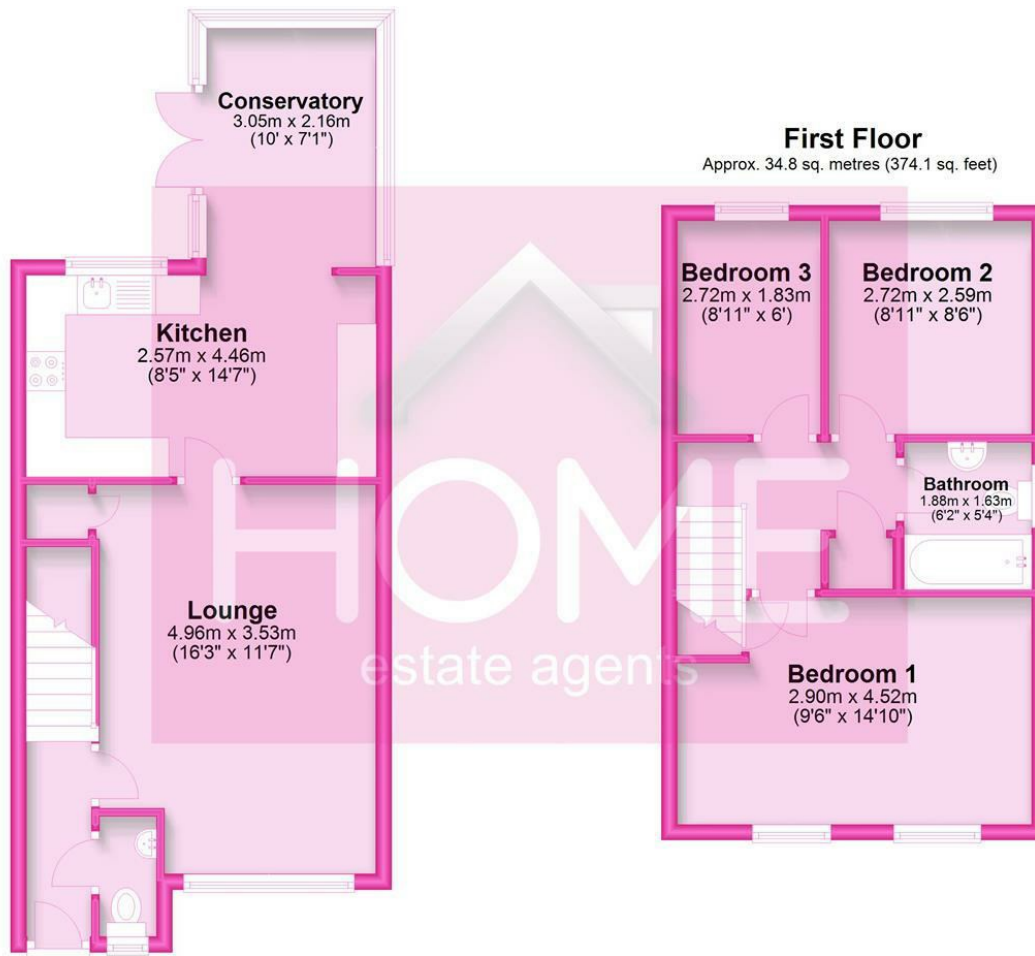
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Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 76.9 sq. metres (827.3 sq. feet)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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