



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		82	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ireby Close, Middleton, M24 4LN

### £200,000

A FANTASTIC NEW HOME FOR A GROWING FAMILY OR FIRST TIME BUYER  
 Welcome to this charming property located on Ireby Close in Middleton, Manchester. This delightful house is perfect for a growing family looking for a modern and well-appointed home. Situated on a popular corner plot, this property offers not only a comfortable living space but also easy access to local amenities.

Imagine the convenience of having everything you need just a stone's throw away - from shops to schools, this location has it all. The layout of this house is ideal for family living, with ample space for everyone to enjoy.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards your dream family home.

# Ireby Close, Middleton, M24 4LN

£200,000



- Semi Detached Property
- Spacious Living Room
- Off Road Parking
- EPC Rating: B
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

14' x 6' (4.27m x 1.83m)

UPVC entrance door, central heating radiator, smoke alarm, stairs to the first floor and doors to storage, WC, reception room and kitchen.

### WC

5'8 x 3' (1.73m x 0.91m)

Central heating radiator, vanity top wash basin, dual flush WC, tiled splashbacks and extractor fan.

### Kitchen

14' x 5'9 (4.27m x 1.75m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with Bosch four ring gas hob, extractor hood, one and a half bowl sink with mixer tap, integrated dishwasher, fridge and freezer, plumbing for washing machine, smoke alarm and spotlights.

### Living Room

12' 11' (3.66m x 3.35m)

UPVC double glazed window, central heating radiator, laminate flooring and UPVC double glazed French doors to the rear.

## First Floor

### Landing

6'8 x 4'5 (2.03m x 1.35m)

Laminate flooring and doors to two bedrooms and bathroom.

### Bedroom One

12'11 x 12' (3.94m x 3.66m)

Two UPVC double glazed windows, central heating radiator and laminate flooring.

### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

UPVC double glazed window, central heating radiator, fitted storage and laminate flooring.

### Bathroom

7' x 5'10 (2.13m x 1.78m)

UPVC double glazed window, central heating towel rail, panelled bath with direct feed shower overhead, wash basin, dual flush WC, spotlights, extractor fan and tiled flooring.

## External

### Front

Planted garden and driveway providing off road parking.

### Rear

Laid to lawn garden.



Tel: 01706396140

www.keenans-estateagents.co.uk