



pearson  
ferrier®



29 IRWELL PLACE  
Manchester, M26 1PW  
Offers In The Region Of £250,000

# 29 IRWELL PLACE

## Property at a glance

- modern spacious three-storey semi-detached family home
- four generous sized bedrooms (master fitted & with en-suite shower room)
- located in the heart of Stoneclough Village close by to all amenities
- in need of TLC
- PVC double glazing & GCH system
- modern fitted kitchen with integrated appliances, guest WC
- spacious lounge with Juliet balcony's
- driveway providing off road parking leading to the attached integral single garage
- low maintenance private rear garden
- offered for sale with vacant possession & no upward chain

Offered for sale with vacant possession and no upward chain is this modern spacious four bedroom, three-storey semi-detached family home constructed by Countrywide properties circa 2005 located in the heart of Stoneclough Village yet conveniently placed for easy access to all local amenities including nearby schools, shops, pubs and restaurants and transport networks including the nearby railway and motorway networks providing easy access to and from Manchester City centre and beyond. Further features include: PVC double glazing & GCH system, guest WC modern fitted kitchen with integrated appliances, integral single garage, spacious lounge with two sets of double opening patio doors with Juliet balcony's, four generous sized bedrooms (bedrooms one and two both with en-suite shower rooms) - Outside - driveway providing off road parking leading to the attached integral single garage and a low maintenance private rear garden. The accommodation briefly comprises: hallway, WC, integral single garage, kitchen, first floor, lounge, bedroom three, family bathroom, second floor, bedroom one (fitted and with en-suite shower room), bedroom two with ens-suite shower room and bedroom four. Outside - driveway providing off road parking leading to the attached integral single garage and a low maintenance private rear garden.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
102 plus+ <b>A</b>		102 plus+ <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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