

Fiddlers Lane, Irlam

Manchester



Offers Over £220,000

# Fiddlers Lane

Irlam, Manchester

This is a fabulous three bedroom semi detached property suitable for first time buyers & families alike, ready to move in to and unpack your bags. Offering scope for further potential with the private, sun drenched rear garden approaching 150ft. The property also has potential for off road parking to the front and is easily accessible to an array of amenities & transport links.

Council Tax band: A

Tenure: Freehold

- Chain free property
- Recently redecorated and new carpets throughout
- Ready to unpack and move straight into
- Family lounge
- Newly installed fitted kitchen
- Three bedrooms
- Newly installed bathroom suite
- Opportunity for further development
- Approx 150ft rear garden that benefits from the sun
- Potential for off road parking



### Hallway

A welcoming entrance hallway entered via a uPVC door. Complete with a ceiling light point and carpet flooring.

### Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

Featuring an electric fire. Complete with a ceiling light point, two wall light points, double glazed window and a wall mounted radiator. Fitted with carpet flooring.

### Kitchen Diner

17' 4" x 7' 6" (5.28m x 2.29m)

Newly installed with a modern range of wall and base units with complementary work surfaces and integral sink, electric hob and built in raised oven. Tall unit built to house an integral fridge freezer and space for a washer. Complete with two ceiling light points, double glazed window and understairs storage cupboard. Fitted with a uPVC door and lino flooring.

### Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Loft access.

### Bedroom One

10' 9" x 8' 8" (3.28m x 2.64m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

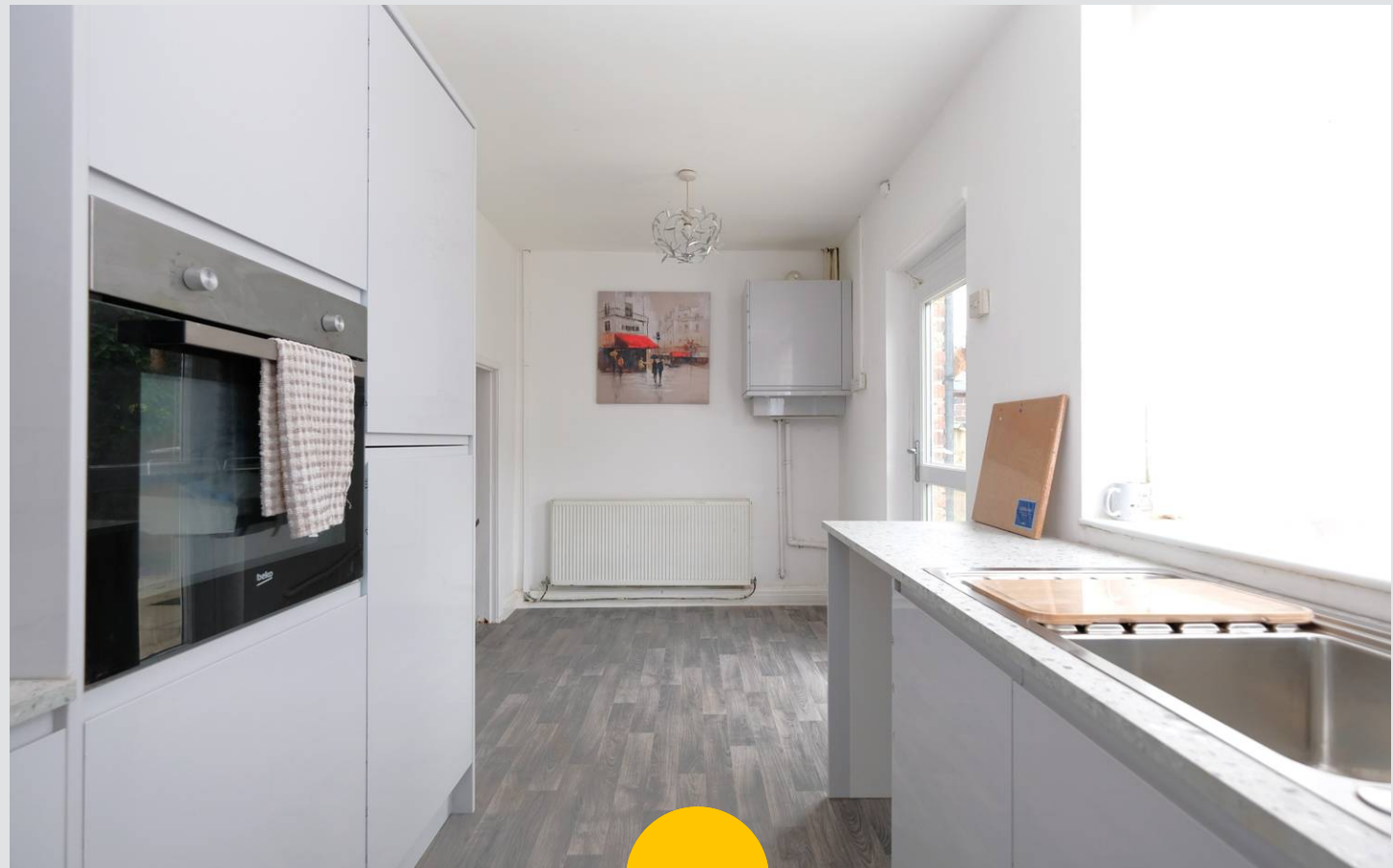
9' 7" x 7' 8" (2.92m x 2.34m)

Ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

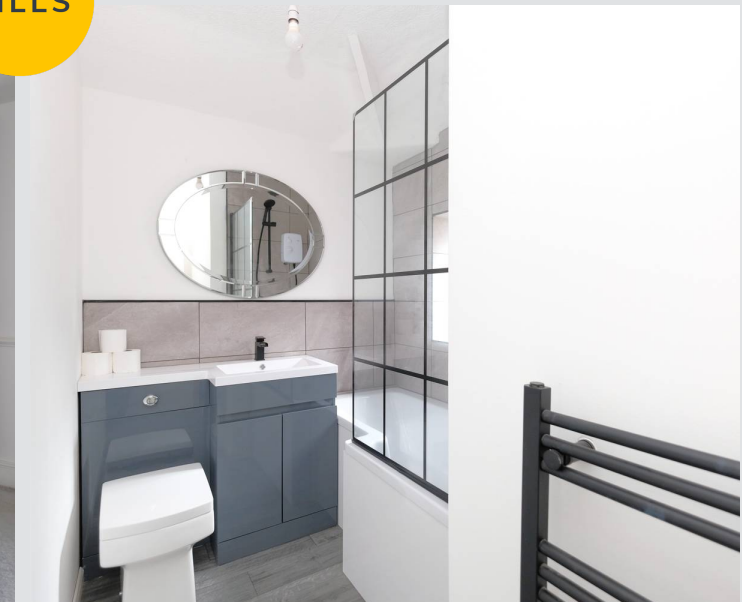
### Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



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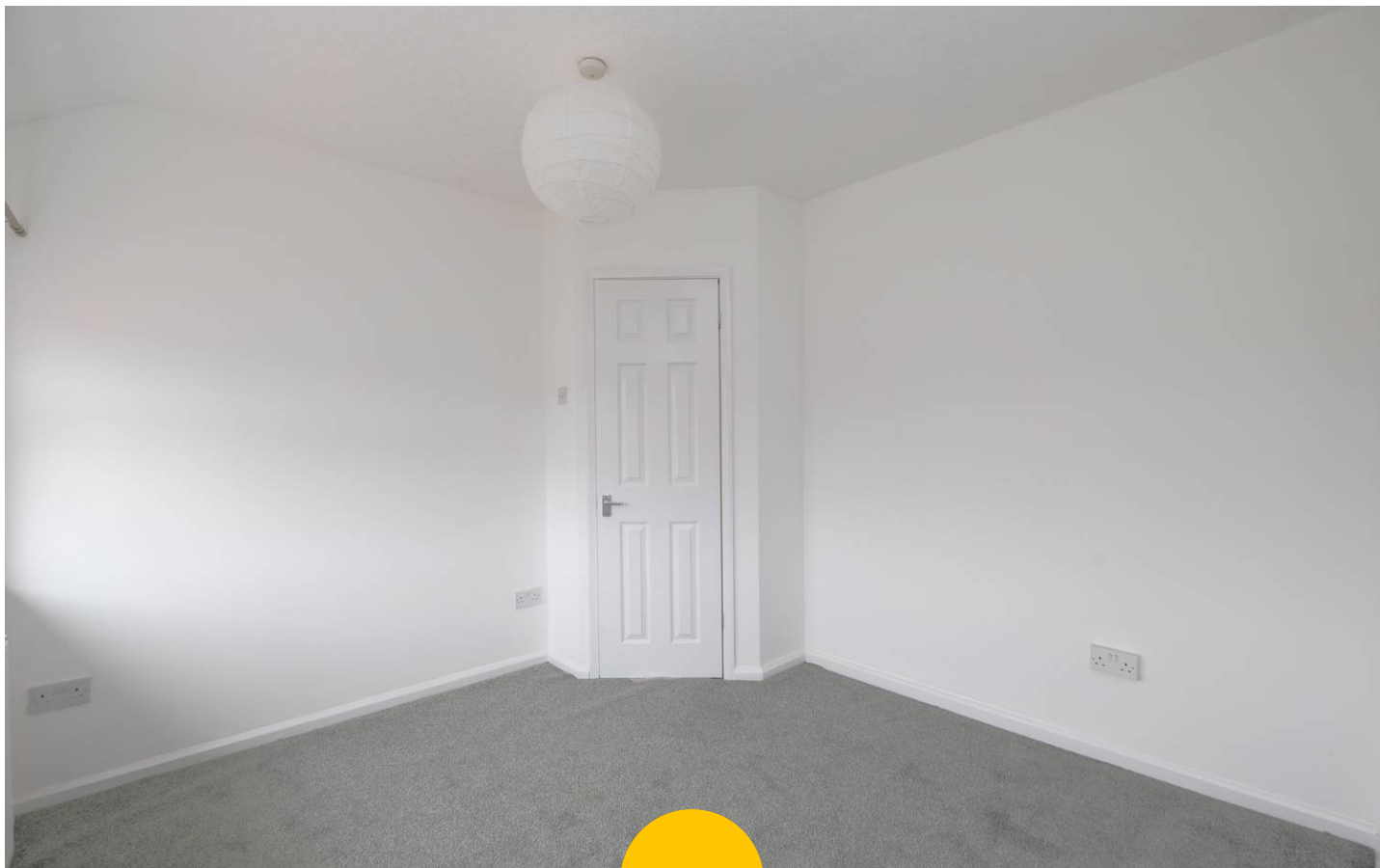
**Bathroom**

9' 1" x 5' 8" (2.77m x 1.73m)

Featuring a modern three piece suite including a bath with electric shower over, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and lino flooring.

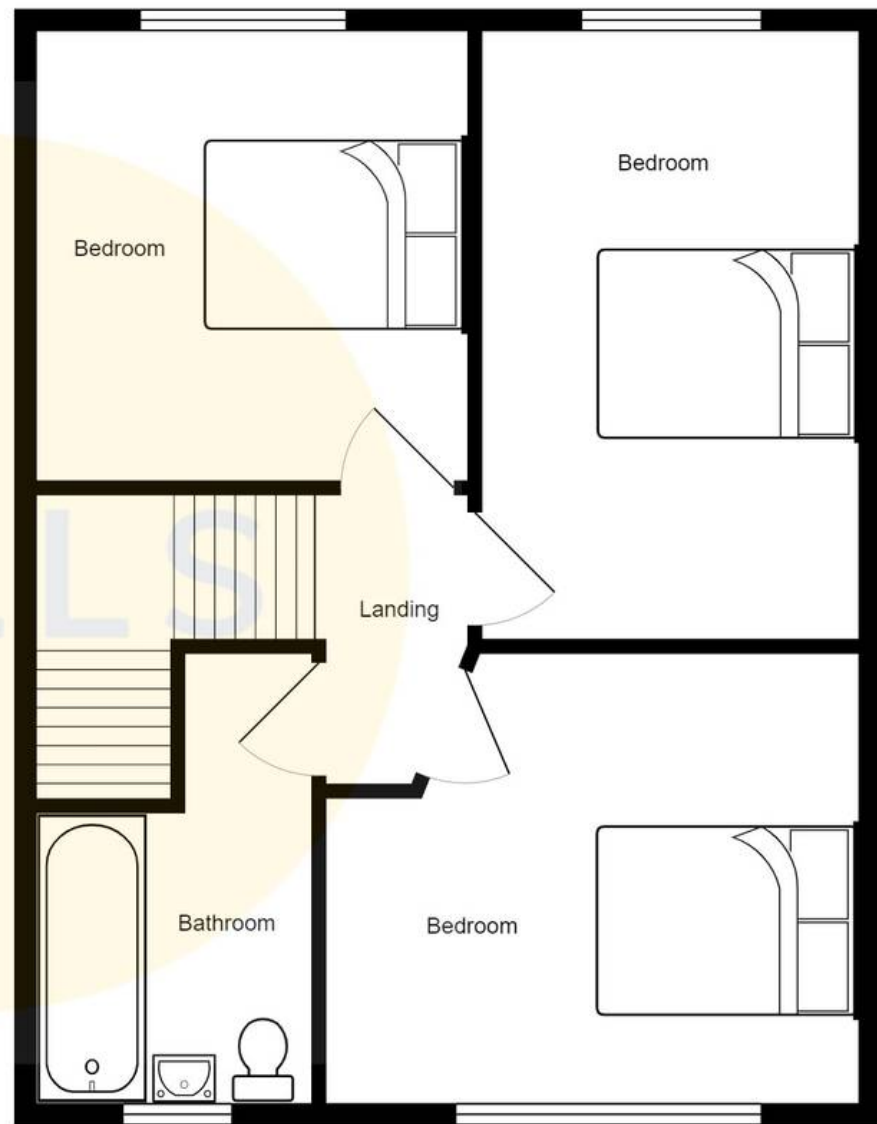
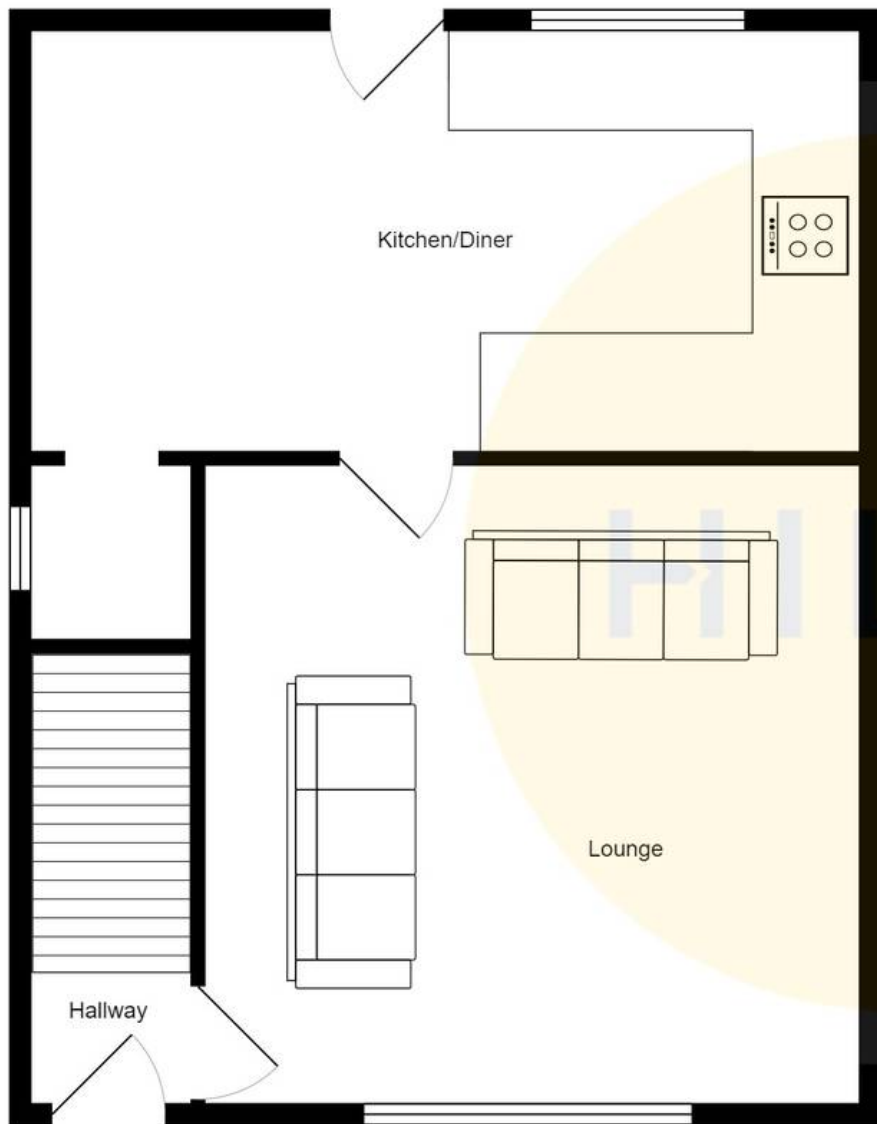
**External**

To the front of the property is a stoned garden offering the potential for off road parking for two cars. To the rear of the property is a spacious garden with paved patio and tiered rear garden featuring two well kept lawns, offering the potential for further development. Gated side access.



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