

Irlam Avenue, Eccles

Manchester



Offers in Region of £350,000

Irlam Avenue

Eccles, Manchester

Fabulous five bedrooms semi detached property situated on a cul-de-sac. Spacious family room, second reception, conservatory, open plan kitchen/dining. Five double bedrooms, master en-suite. Front and rear gardens, close to schools & transport links.

Council Tax band: C

- Fabulous Family Home Situated at the bottom of a Cul De Sac
- 22ft (approx) Lounge, Second Reception Room & Conservatory
- Open Plan Kitchen & Dining Space, Utility Room & Guest W.C.
- Five Double Bedrooms all with Fitted Wardrobes
- Family Bathroom & En Suite to the Master
- Low Maintenance Front & Rear Gardens
- Walking Distance to Highly Sought After Schools
- Surrounded by Brilliant Public Transport & Motorway Links



Hall

Carpeted flooring, radiator, ceiling light point and composite door.

Lounge

21' 8" x 8' 9" (6.60m x 2.67m)

Engineered solid oak flooring, two ceiling light points, electric fireplace, radiator, double glazed window, power point and patio doors.

Snug

11' 4" x 7' 4" (3.45m x 2.24m)

Laminate flooring, double glazed window, radiator, power point and ceiling light point.

Conservatory

9' 9" x 6' 4" (2.97m x 1.93m)

Carpeted flooring, ceiling light point, gas radiator, double glazed windows, wooden patio doors and power points.

Kitchen/ Dining Room

14' 4" x 8' 9" (4.37m x 2.67m)

Laminate flooring, two double glazed windows, composite door, radiator, stainless steel sink, wall and base units, five ring gas hob, two ceiling light points, power points and space for fridge and freezer.

Utility

7' 4" x 6' 6" (2.24m x 1.98m)

Laminate flooring, ceiling light point, wall units, boiler, power points and plumbing in place for washing machine.

Guest W.C.

47' 0" x 2' 5" (14.33m x 0.74m)

Lino flooring, ceiling light point, hand wash basin, W.C. and part tiled walls.

Landing

Carpeted flooring and ceiling light point.



Bedroom One

13' 0" x 8' 0" (3.96m x 2.44m)

Carpeted flooring, double glazed windows, ceiling light point and fan, power points, radiator and fitted wardrobes.

En- Suite

5' 2" x 4' 8" (1.57m x 1.42m)

Lino flooring, tiled walls, ceiling light spots, shower cubicle, hand wash basin, W.C., heated towel rail and double glazed window.

Bedroom Two

10' 0" x 9' 3" (3.05m x 2.82m)

Carpeted flooring, double glazed window, ceiling light point, radiator, power points and fitted wardrobes.

Bedroom Three

12' 6" x 9' 3" (3.81m x 2.82m)

Laminate flooring, ceiling light point, radiator, double glazed window, power points and fitted wardrobes.

Bedroom Four

16' 4" x 5' 9" (4.98m x 1.75m)

Carpeted flooring, double glazed window, radiator, ceiling light point, power points and fitted wardrobes.

Bedroom Five

8' 2" x 8' 1" (2.49m x 2.46m)

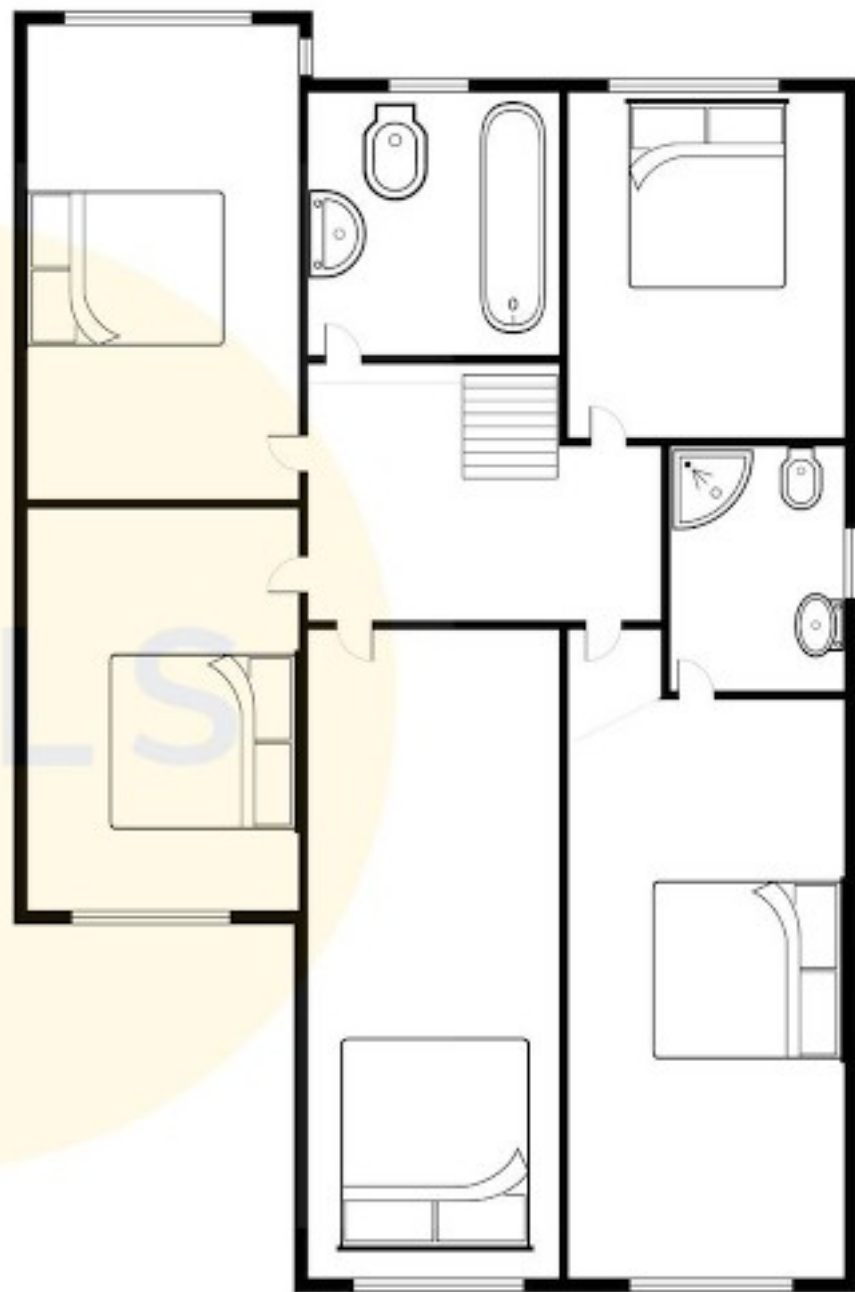
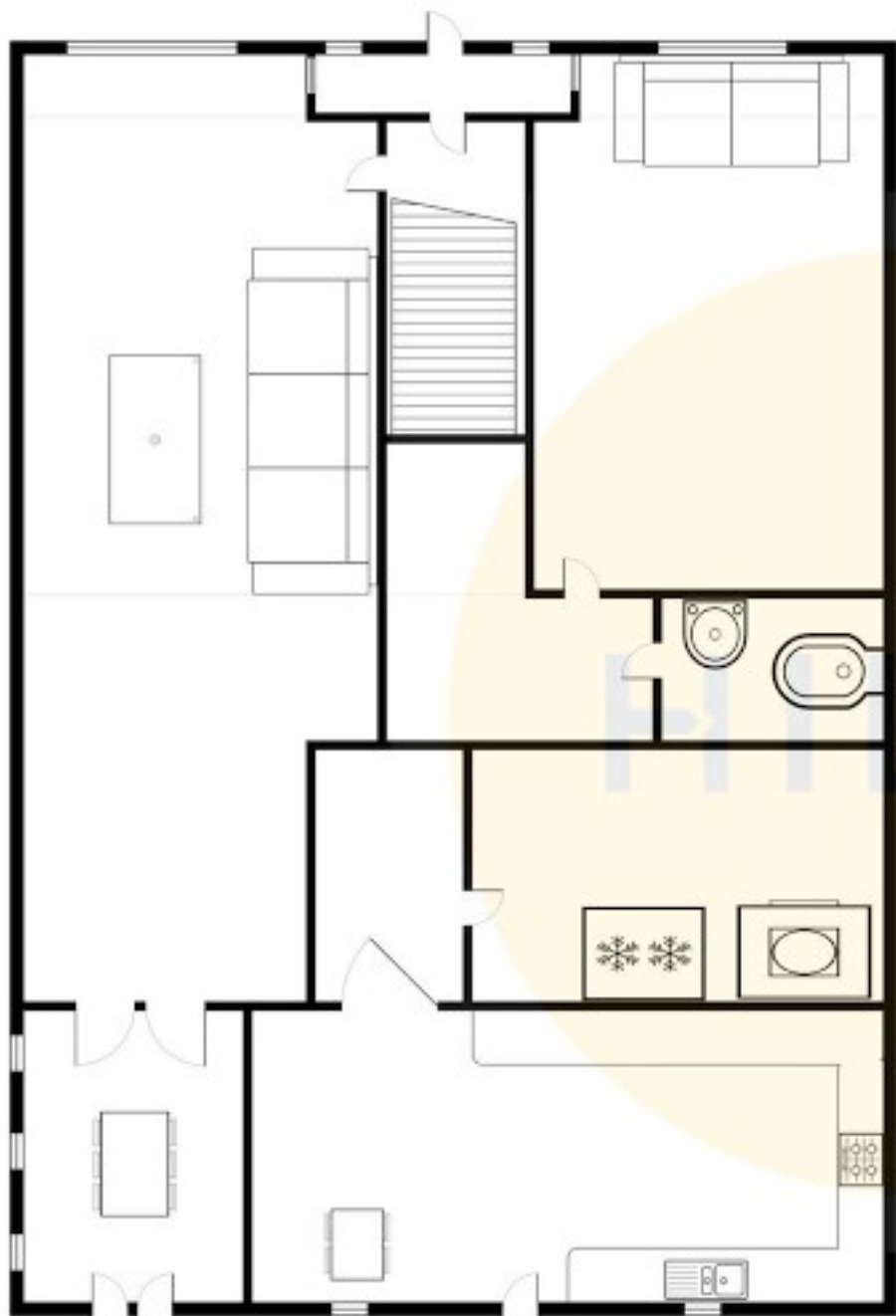
Carpeted flooring, double glazed windows, radiator, ceiling light point, power points and fitted wardrobes.





HILLS







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