



Leyland Avenue, Irlam

Manchester



£265,000

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Manchester

Stunning three bed semi-detached house with modern kitchen, large private garden, off-road parking, and close to amenities. Immaculate show home standard throughout.

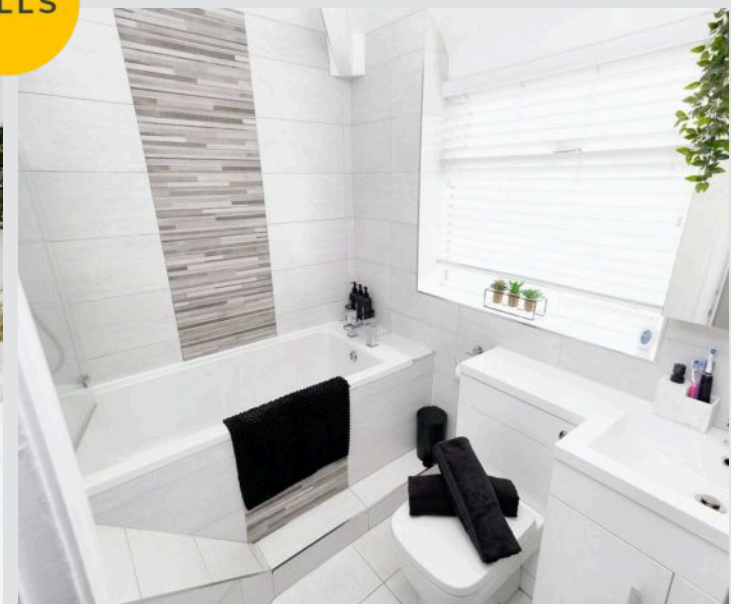
Council Tax band: B

Tenure: Leasehold

- Stunning Extended Three Bedroom Semi Detached Home
- Beautiful Fitted Kitchen Diner
- Off Road Parking For Multiple Cars
- Large Private Rear Garden
- Immaculately Presented Throughout



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Reception Room One

10' 11" x 19' 1" (3.32m x 5.82m)

Featuring an electric fire. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen

20' 6" x 17' 4" (6.26m x 5.29m)

Featuring complementary wall and base units with integral cooker and hob. Space for a washing machine, dryer and fridge freezer. Complete with ceiling spotlights, three skylights, double glazed window and wall mounted radiator. Fitted with double glazed patio doors, uPVC side door and laminate flooring.

Bedroom One

10' 3" x 11' 10" (3.12m x 3.60m)

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

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.48m)

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

Bedroom Three

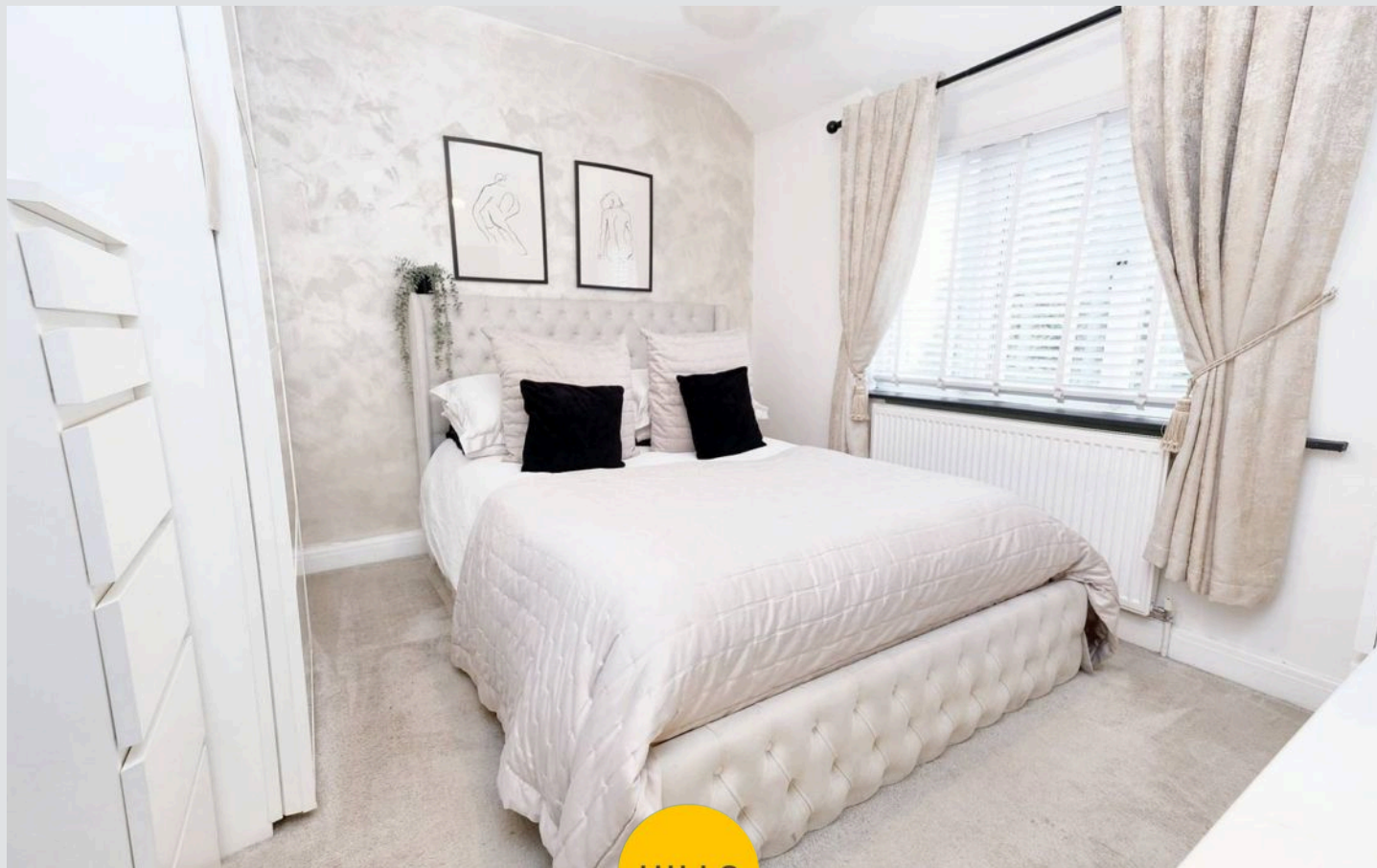
7' 7" x 8' 0" (2.30m x 2.45m)

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

Bathroom

7' 2" x 5' 0" (2.18m x 1.52m)

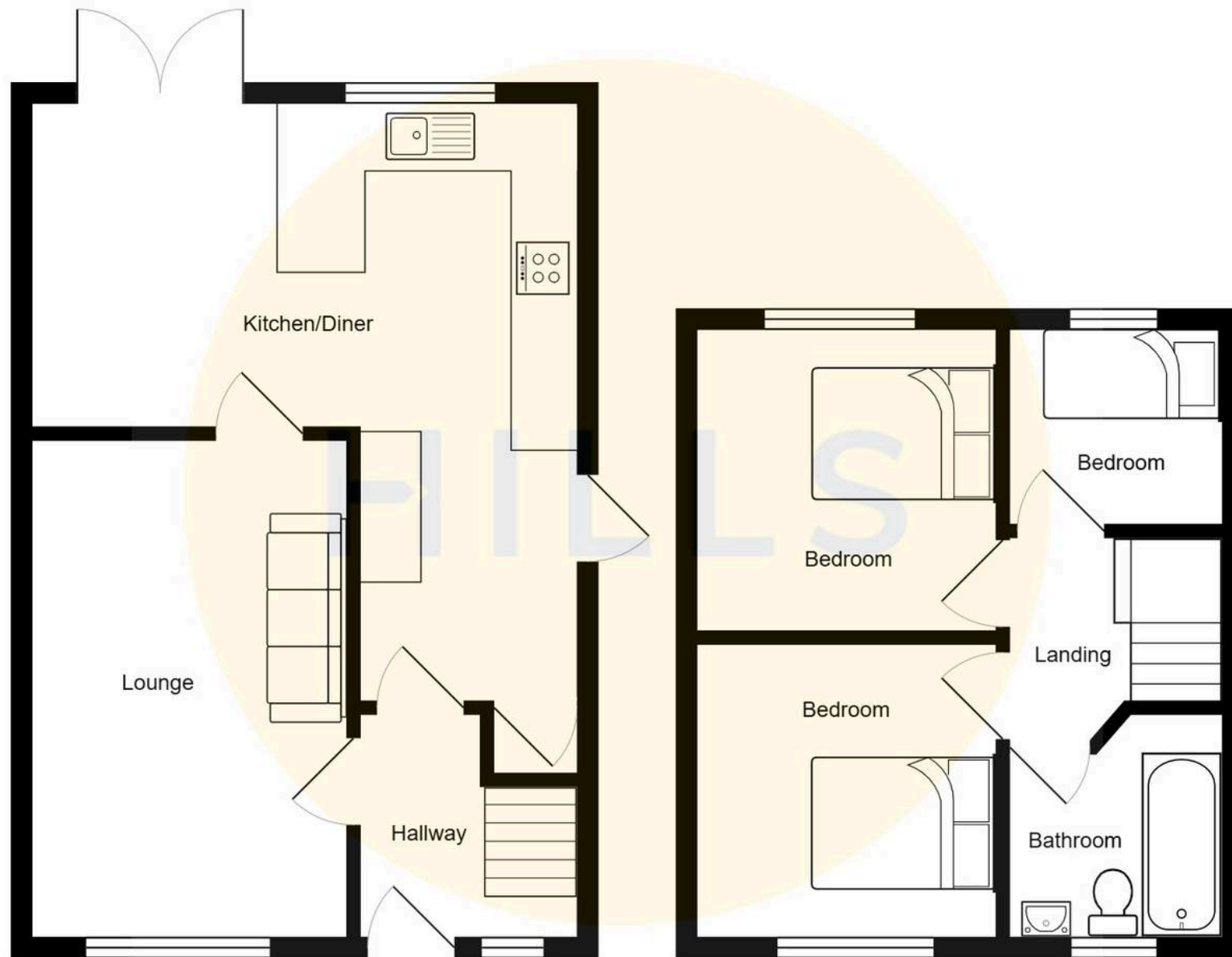
Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.





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