



Hartley Grove, Irlam

Manchester



£320,000

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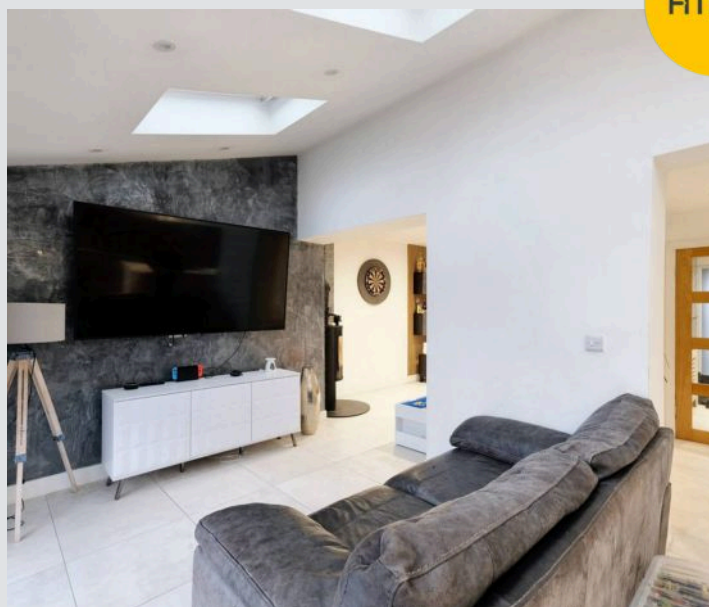
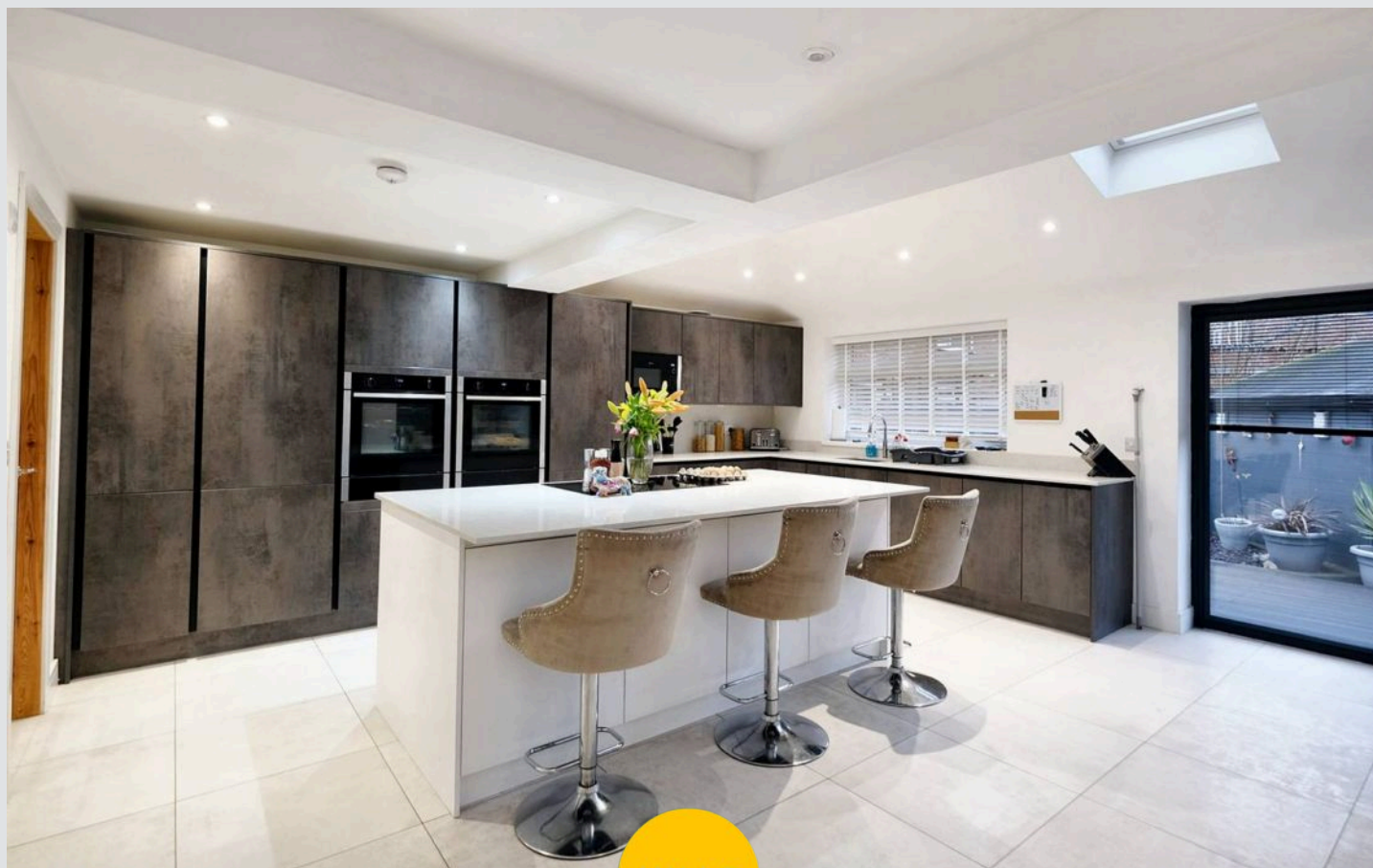
Irlam, Manchester

Extensively extended family home on quiet cul de sac. Stunning open plan kitchen, three double bedrooms, sun-drenched garden, off-road parking, close to amenities.

Council Tax band: B

Tenure: Leasehold

- Beautiful Family Home, Occupying a Generous Corner Plot on a Cul De Sac
- Extensively Extended to the Side and Rear
- Bay Fronted Lounge with Log Burner
- Open Plan Kitchen, Living and Dining Space with Newly Installed High Specification Kitchen with Central Island
- Three Double Bedrooms, Master with Fitted Wardrobes
- Off Road Parking for Multiple Cars
- Sun Drenched Rear Garden with Bar Area, and Summer House with Electric



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Entrance Hallway

Entered via a composite front door. Complete with ceiling spotlights, wall mounted radiator and storage under stairs. Fitted with tiled flooring.

Reception Room One

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

Complete with ceiling spotlights, Velux window and tiled flooring.

Reception Room Two

20' 4" x 10' 7" (6.20m x 3.23m)

Featuring a wood burner. Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with tiled flooring.

Kitchen / Diner

17' 8" x 15' 2" (5.38m x 4.62m)

Featuring complementary wall and base units with quartz worktop. Integral dishwasher, electric hob, double Neff oven and floor to ceiling fridge freezer. Complete with ceiling spotlights, electric Velux window and double glazed window. Fitted with bi-folding doors and tiled flooring with underfloor heating.

Utility Room

8' 5" x 4' 8" (2.57m x 1.42m)

Space for a washer / dryer. Complete with ceiling spotlights, boiler cupboard and storage cupboard.

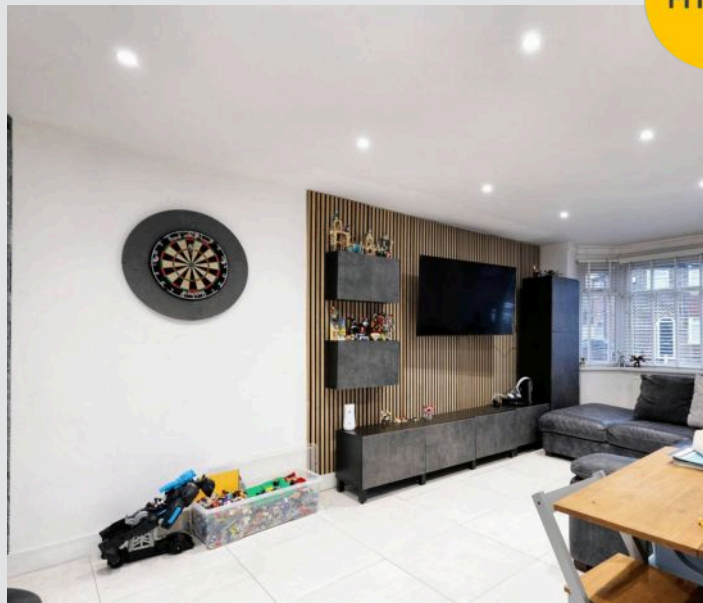
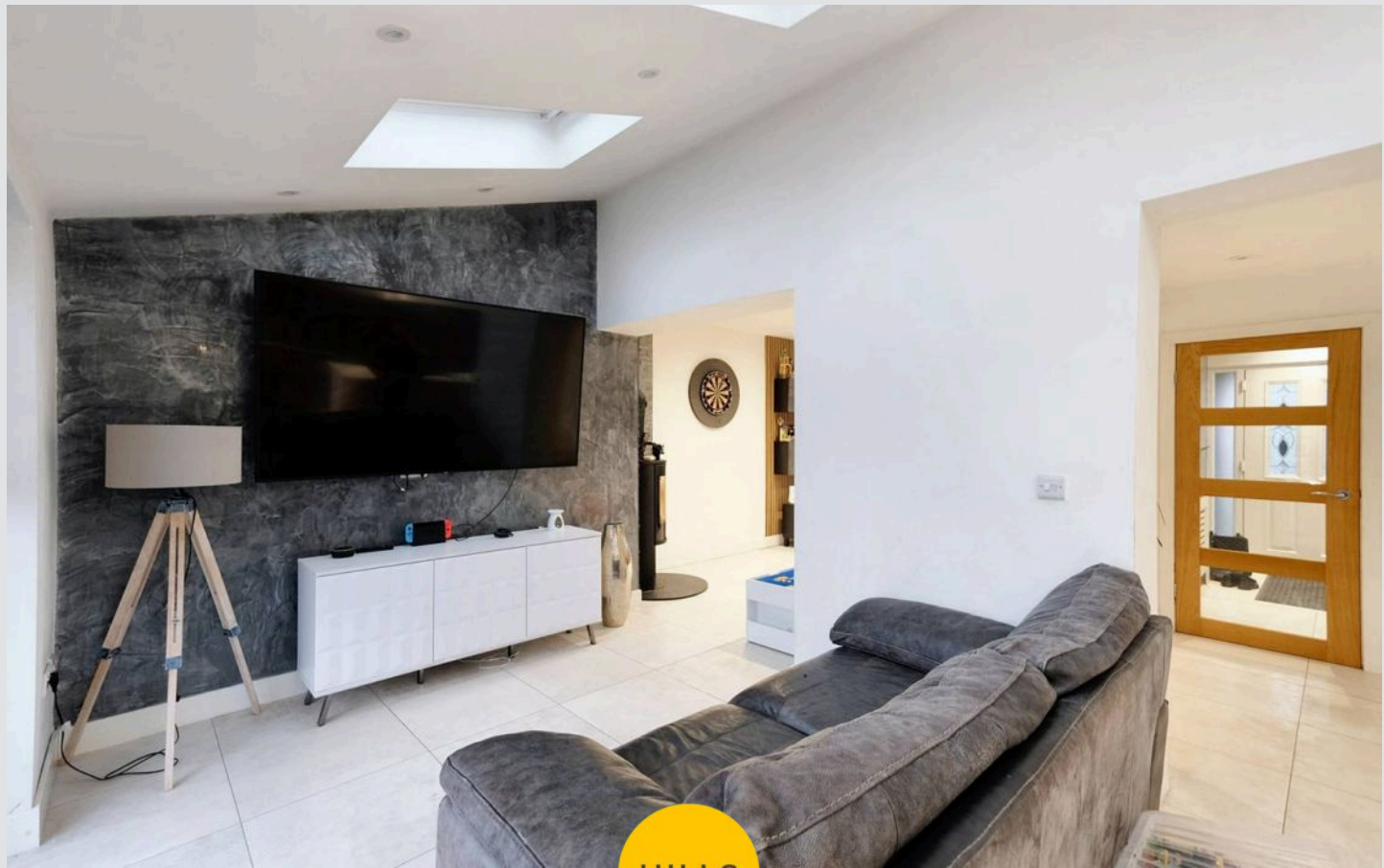
Landing

Complete with ceiling spotlights and carpet flooring. Access to a boarded loft.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

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



Bedroom Two

10' 8" x 7' 9" (3.25m x 2.36m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bedroom Three

7' 4" x 7' 2" (2.24m x 2.18m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m)

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

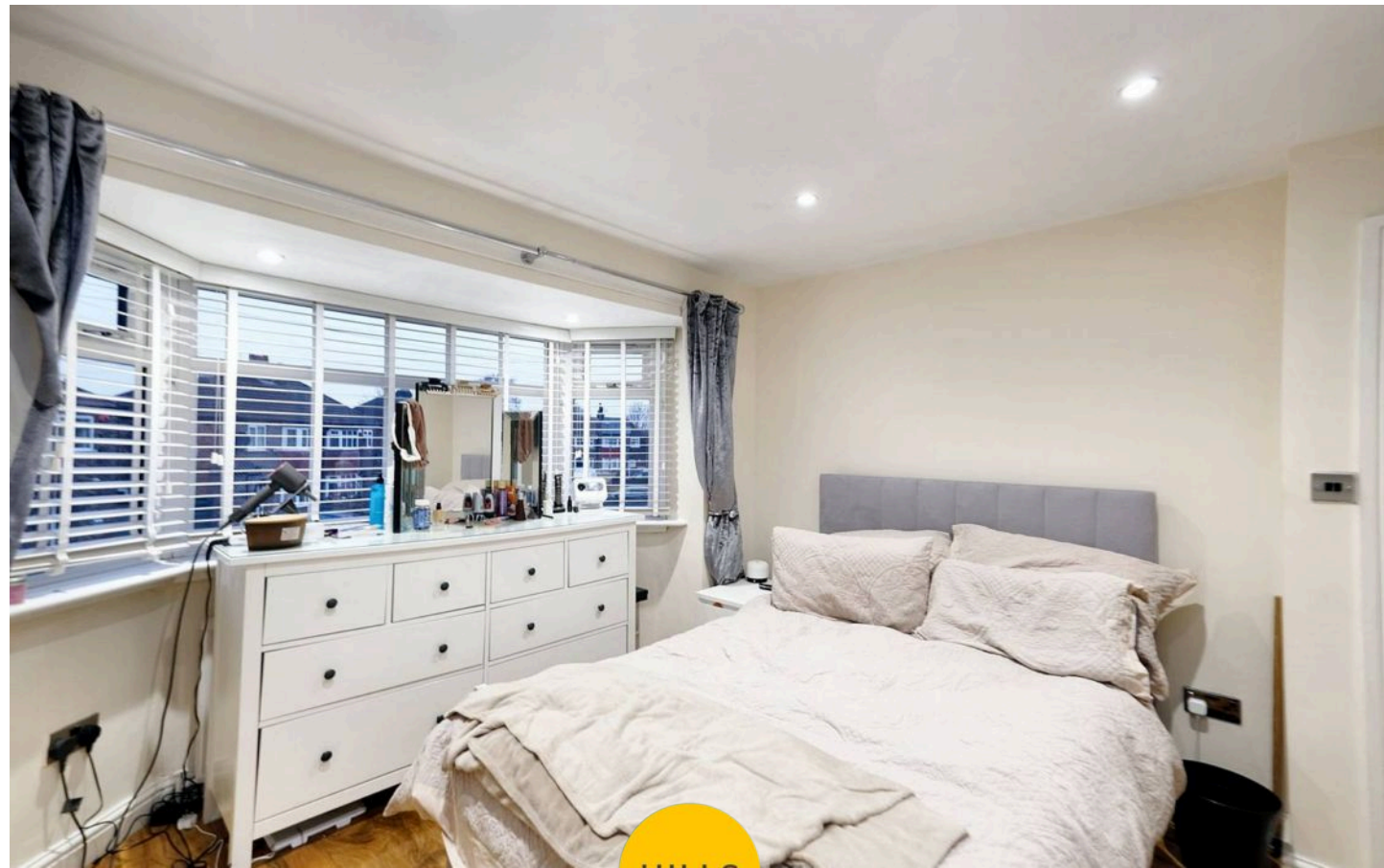
Shower Room

8' 6" x 5' 9" (2.59m x 1.75m)

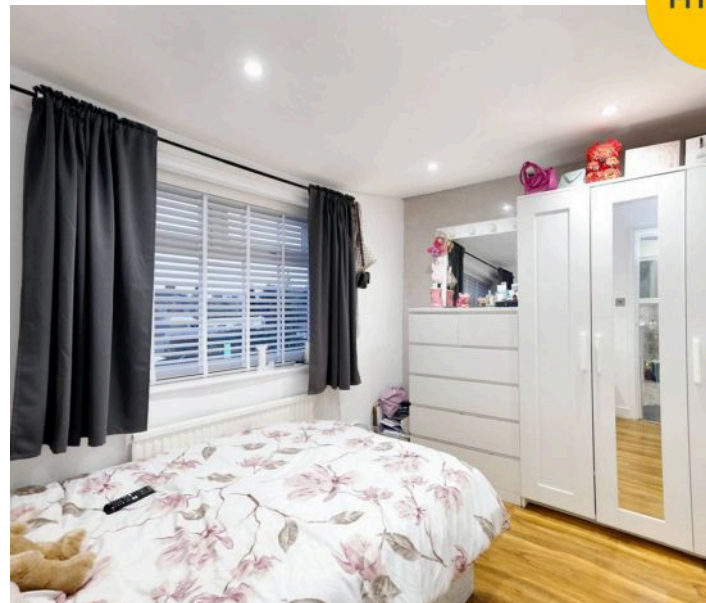
Featuring a three piece suite including a double shower, vanity unit with hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled flooring.

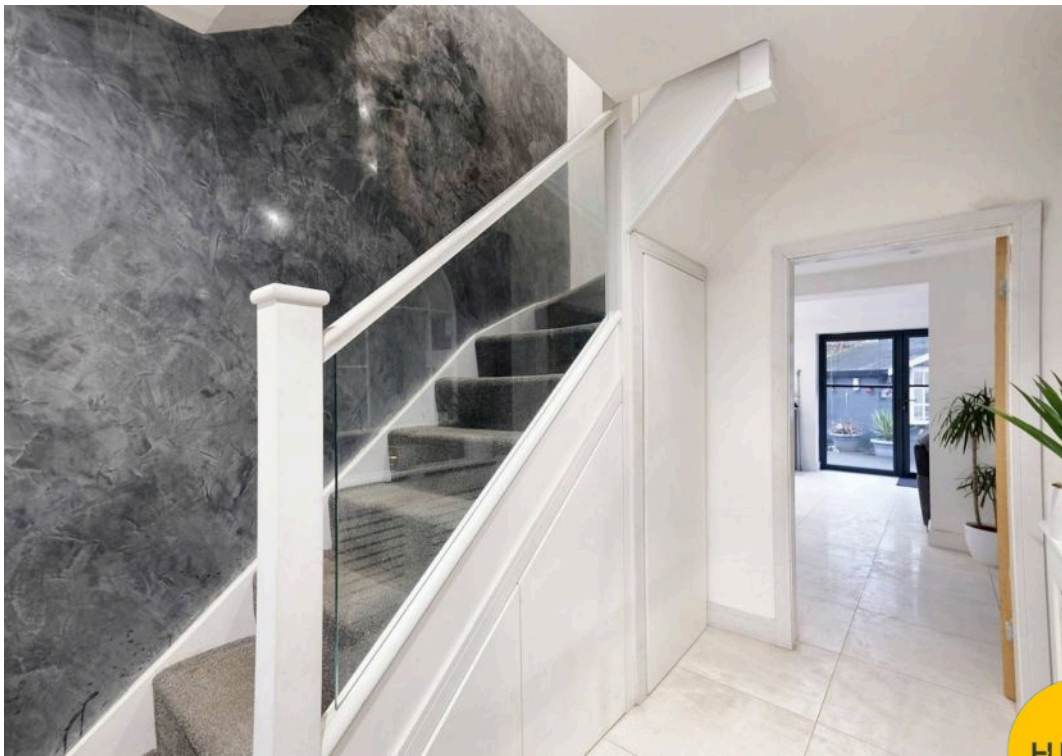
External

To the rear of the property is a garden with decked seating area, paving and lawn.



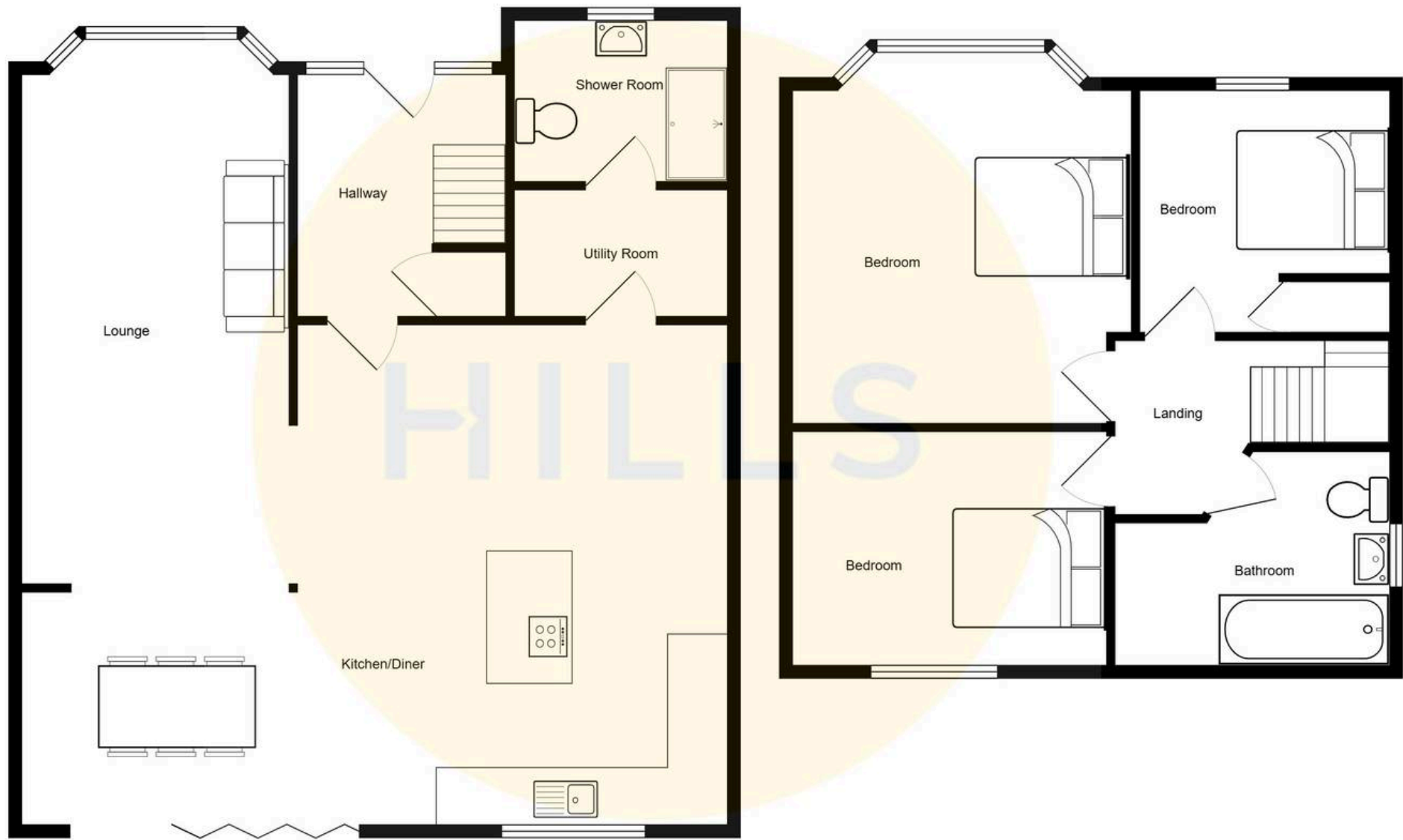
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