



Boundary Road, Irlam

Manchester



In Excess of £200,000

Boundary Road

Irlam, Manchester

Prime location, end terrace property offered chain-free with freehold title. Well-kept gardens, spacious lounge, open plan kitchen/dining, three bedrooms, fitted wardrobes, wet room, close to amenities and schools. Ideal for first time buyers, families & renovators.

Council Tax band: A

Tenure: Freehold

- Offered to the Market with no Onward Chain & Freehold Title
- Well Kept Gardens to the Front, Side & Rear Offering Potential for Further Develop
- Spacious Family Lounge
- Open Plan Kitchen and Dining Space
- Three Generous Bedrooms, Master with Fitted Wardrobes
- Wet Room and Downstairs W.C.
- Perfect for First Time Buyers & Families Alike
- Potential to Increase Value
- Excellently Located Close to Shops, Parks and Local Schools & Surrounded by Brilliant Transport Links



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Reception Room One

14' 4" x 11' 3" (4.37m x 3.43m)

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

Kitchen Diner

9' 1" x 17' 9" (2.76m x 5.40m)

Featuring complementary wall and base units with integral hob and cooker. Space for a fridge freezer and washing machine. Complete with a ceiling light point, two double glazed windows and uPVC door. Fitted with carpet and lino flooring.

Downstairs W.C.

22' 7" x 5' 11" (6.89m x 1.80m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.

Bedroom One

11' 7" x 11' 5" (3.54m x 3.47m)

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

Bedroom Two

9' 3" x 10' 1" (2.81m x 3.07m)

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

Bedroom Three

9' 2" x 7' 7" (2.80m x 2.31m)

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

Bathroom

5' 9" x 5' 10" (1.76m x 1.78m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator.

External

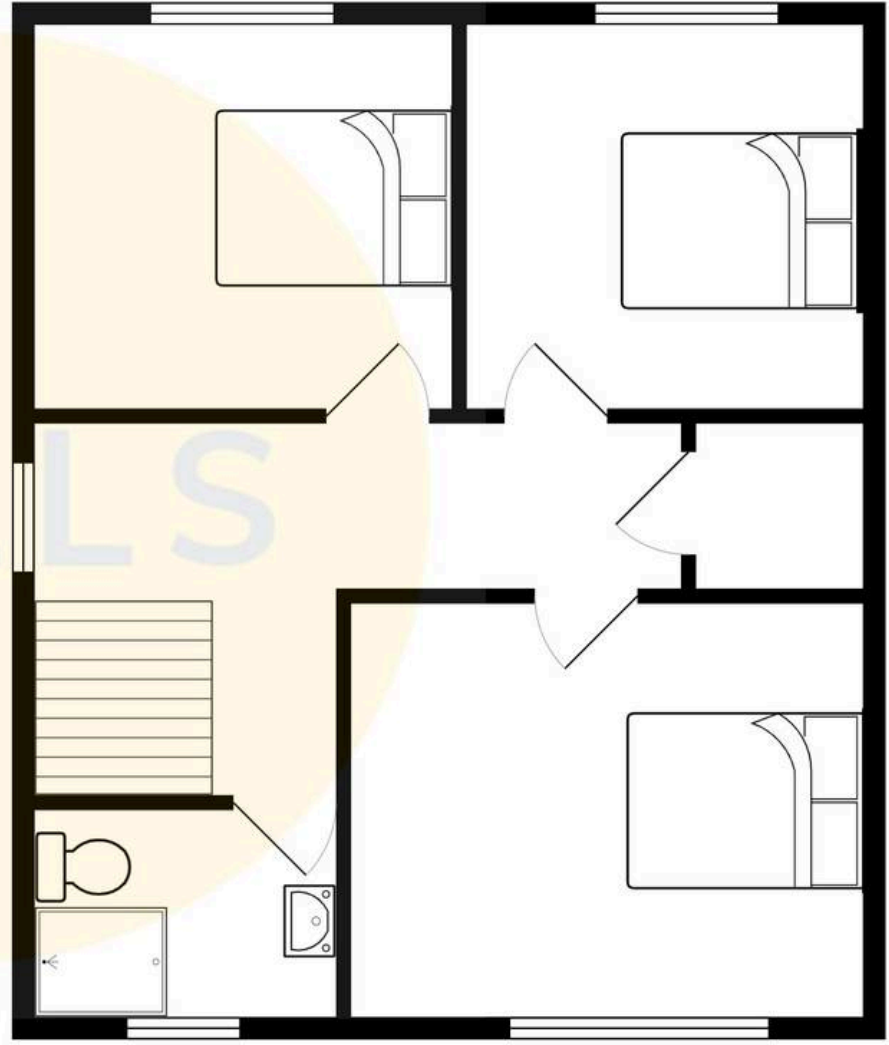
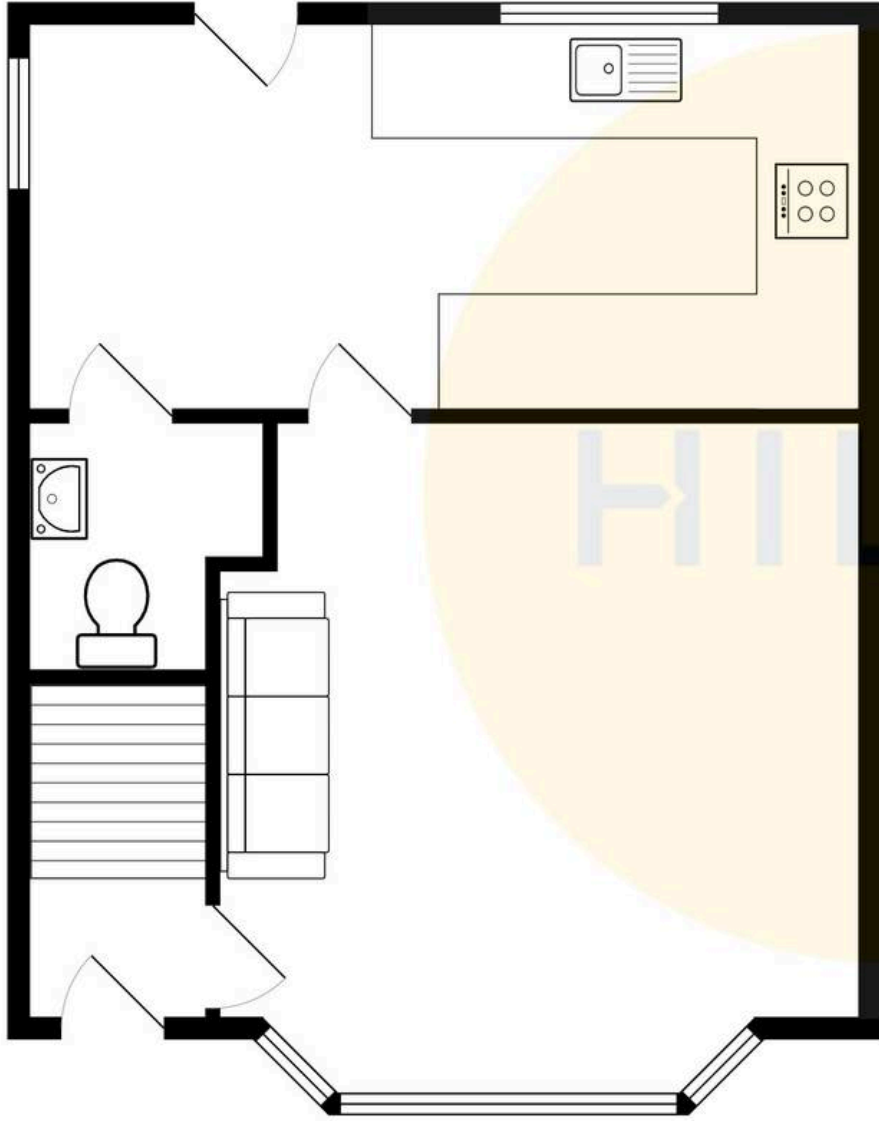
To the front and side of the property is a garden with lawn surrounded by planted borders. To the rear of the property is a garden featuring a lawn and planted borders and paved patio.





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