



Howley Close

Irlam



£455,000

2 Howley Close

Irlam, Manchester

Council Tax band: D

Tenure: Freehold

- The Perfect Family Home, Located on a Desirable Development Close to Excellent Amenities
- Family Lounge, Impressive 22ft Conservatory, Study and Snug
- High Specification Fitted Kitchen with Quartz Work Surfaces
- Four Double Bedrooms, One Currently Used as a Walk in Wardrobe
- Three Piece Family Bathroom, En Suite & Guest W.C.
- Private, Low Maintenance Rear Garden with Composite Decking & Artificial Lawn
- Off Road Parking for Multiple Vehicles
- Immaculately Presented to a High Standard Throughout
- Well Served by Public Transport & Motorway Links
- Offered to the Market with No Onward Chain



Entrance Hallway

12' 11" x 3' 10" (3.93m x 1.17m)

Reception Room One

14' 1" x 11' 1" (4.29m x 3.39m)

Reception Room Two

12' 10" x 8' 0" (3.92m x 2.45m)

Office/Study

10' 4" x 8' 10" (3.15m x 2.70m)

Kitchen

18' 9" x 6' 0" (5.71m x 1.84m)

Dining Room/Reception Room Three

13' 1" x 22' 3" (3.99m x 6.79m)

Downstairs W.C.

5' 9" x 3' 6" (1.75m x 1.07m)

Landing**Bedroom One**

13' 6" x 10' 9" (4.12m x 3.28m)

Dressing Room

8' 0" x 11' 3" (2.45m x 3.42m)

En suite

7' 4" x 5' 2" (2.24m x 1.57m)

Bedroom Two

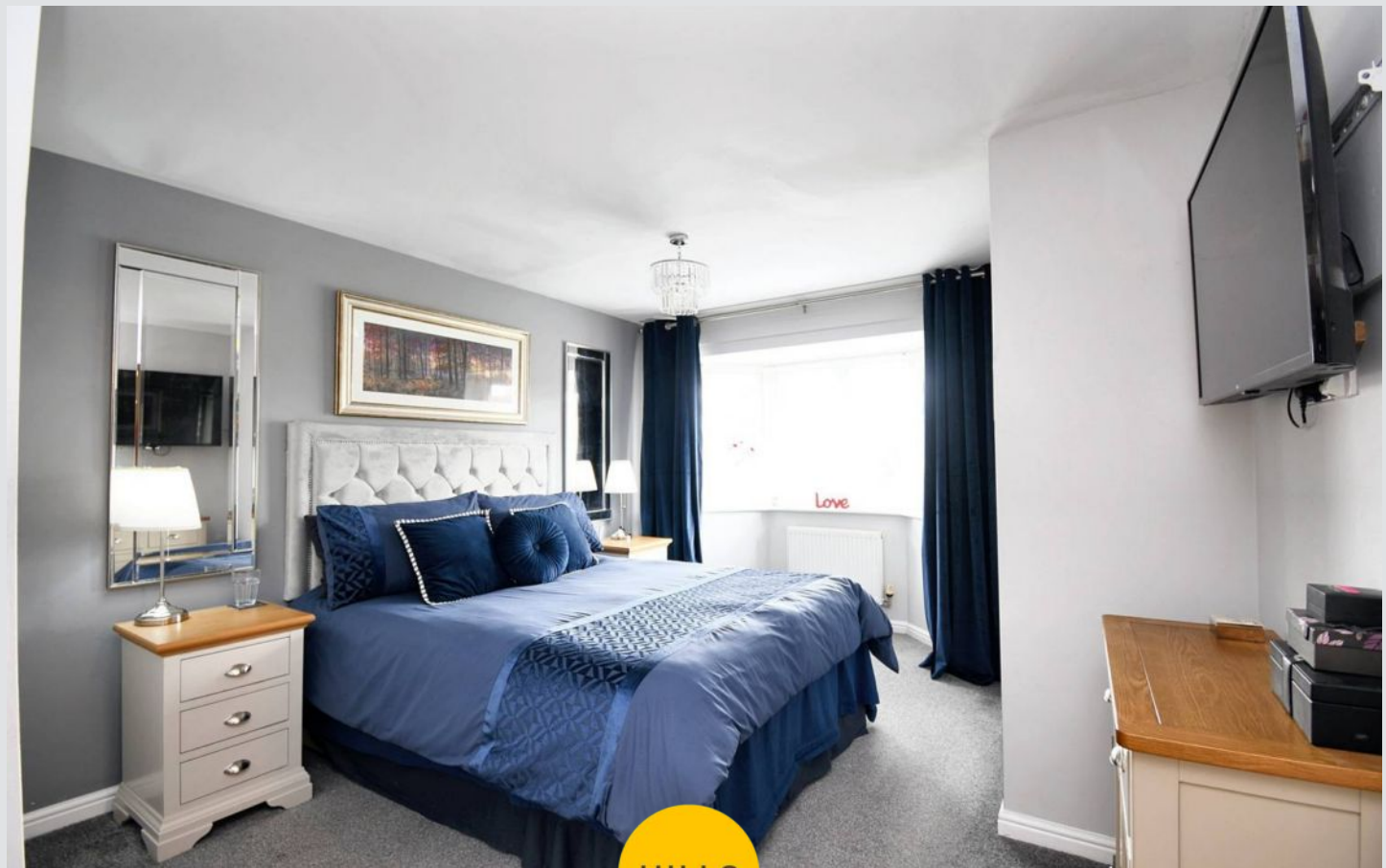
11' 1" x 8' 4" (3.37m x 2.55m)

Bedroom Three

11' 4" x 8' 5" (3.46m x 2.57m)

Bathroom

11' 0" x 5' 0" (3.35m x 1.53m)



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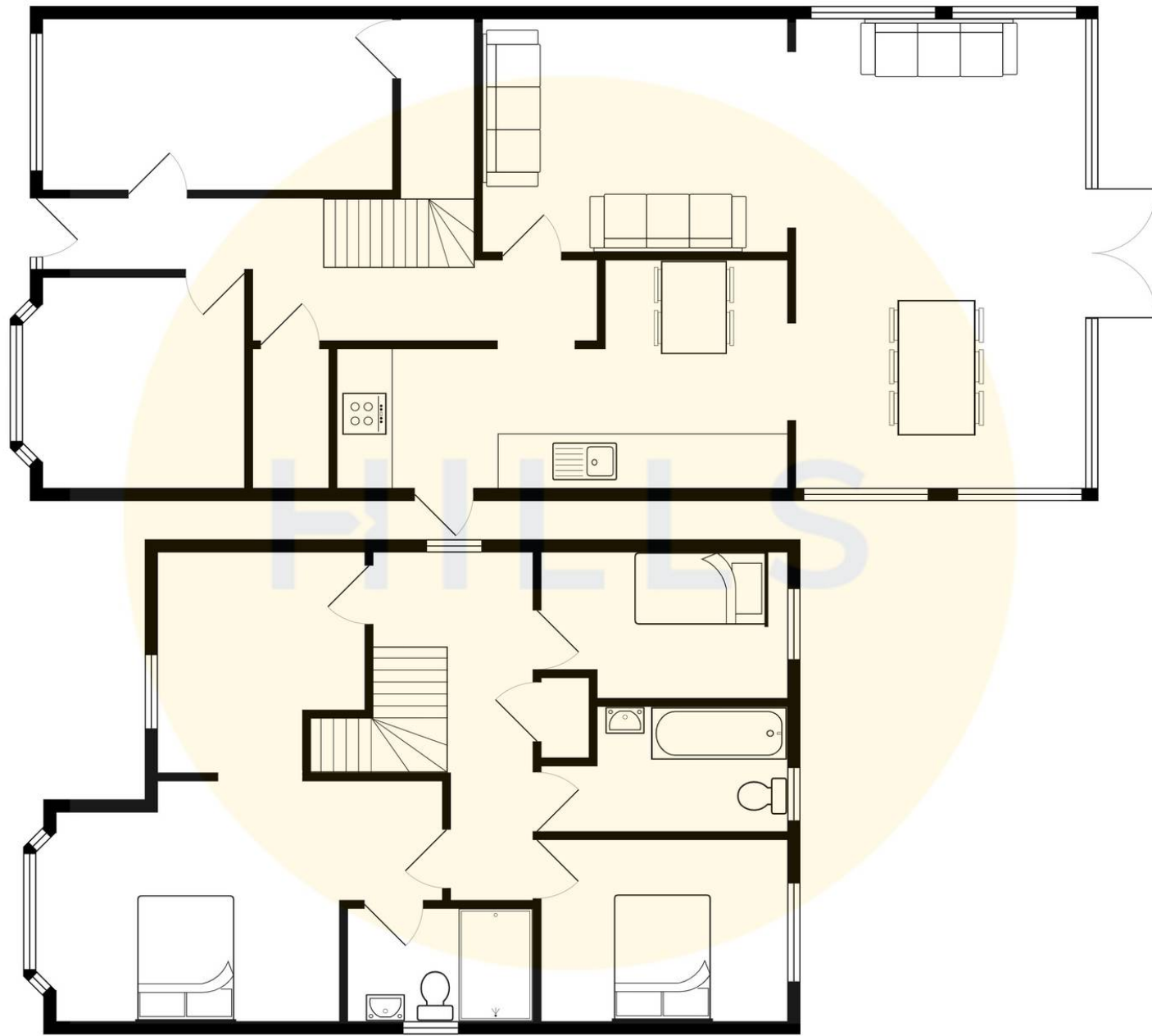
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