



Balshaw Avenue, Irlam

Manchester



Offers Over £250,000

Balshaw Avenue

Irlam, Manchester

Superb three bed semi with two receptions, conservatory, garage, off-road parking, low maintenance garden. Near schools, shops, and transport. No onward chain. Ideal for families or first time buyers.

Council Tax band: C

Tenure: Freehold

- Fantastic Three Bedroom Semi Detached Offered to the Market with No Onward Chain
- Two Receptions Rooms
- Fitted Kitchen
- Three Bedrooms, Two with Fitted Wardrobes
- Three Piece Fitted Bathroom Suite & Downstairs W.C.
- Potential to Further Develop and Create Your Perfect Home
- Low Maintenance Enclosed Rear Garden
- Off Road Parking and approx 27ft Garage
- Surrounded by Excellent Amenities & Transport Links



HILLS

Entrance Hallway

Reception Room One

12' 5" x 11' 8" (3.79m x 3.56m)

Reception Room Two

12' 6" x 11' 3" (3.81m x 3.43m)

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)

Conservatory

10' 3" x 8' 6" (3.12m x 2.59m)

Garage

27' 5" x 7' 8" (8.36m x 2.34m)

Downstairs W.C.

4' 5" x 2' 6" (1.35m x 0.76m)

Landing

Bedroom One

11' 4" x 9' 6" (3.45m x 2.90m)

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)

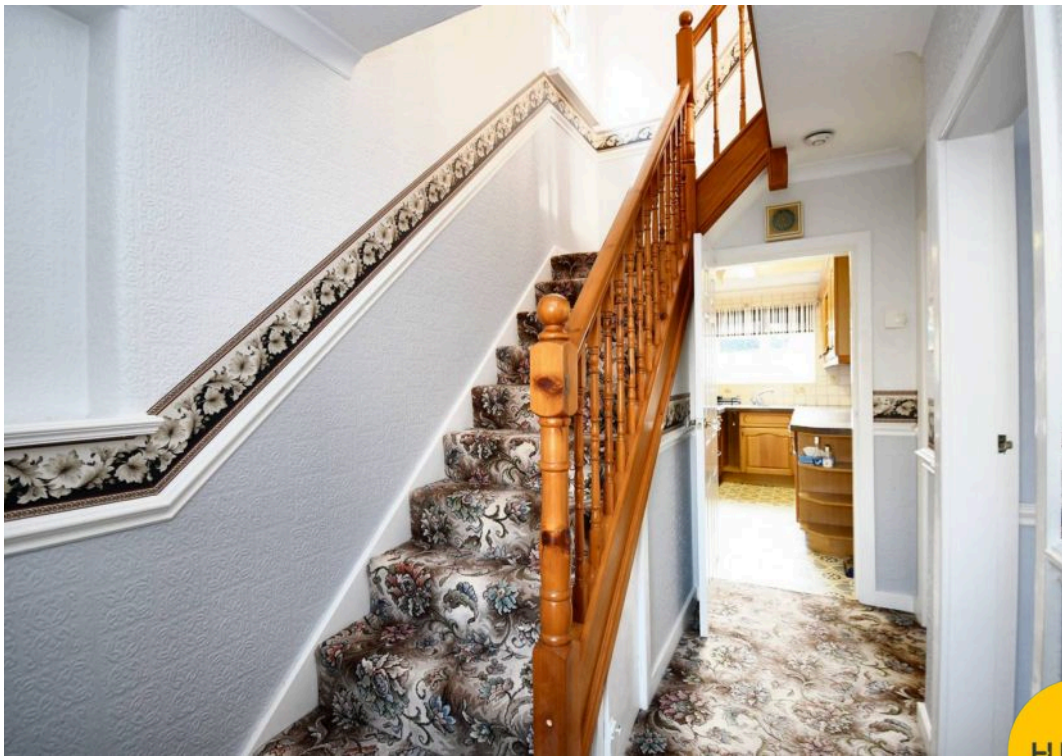
Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)



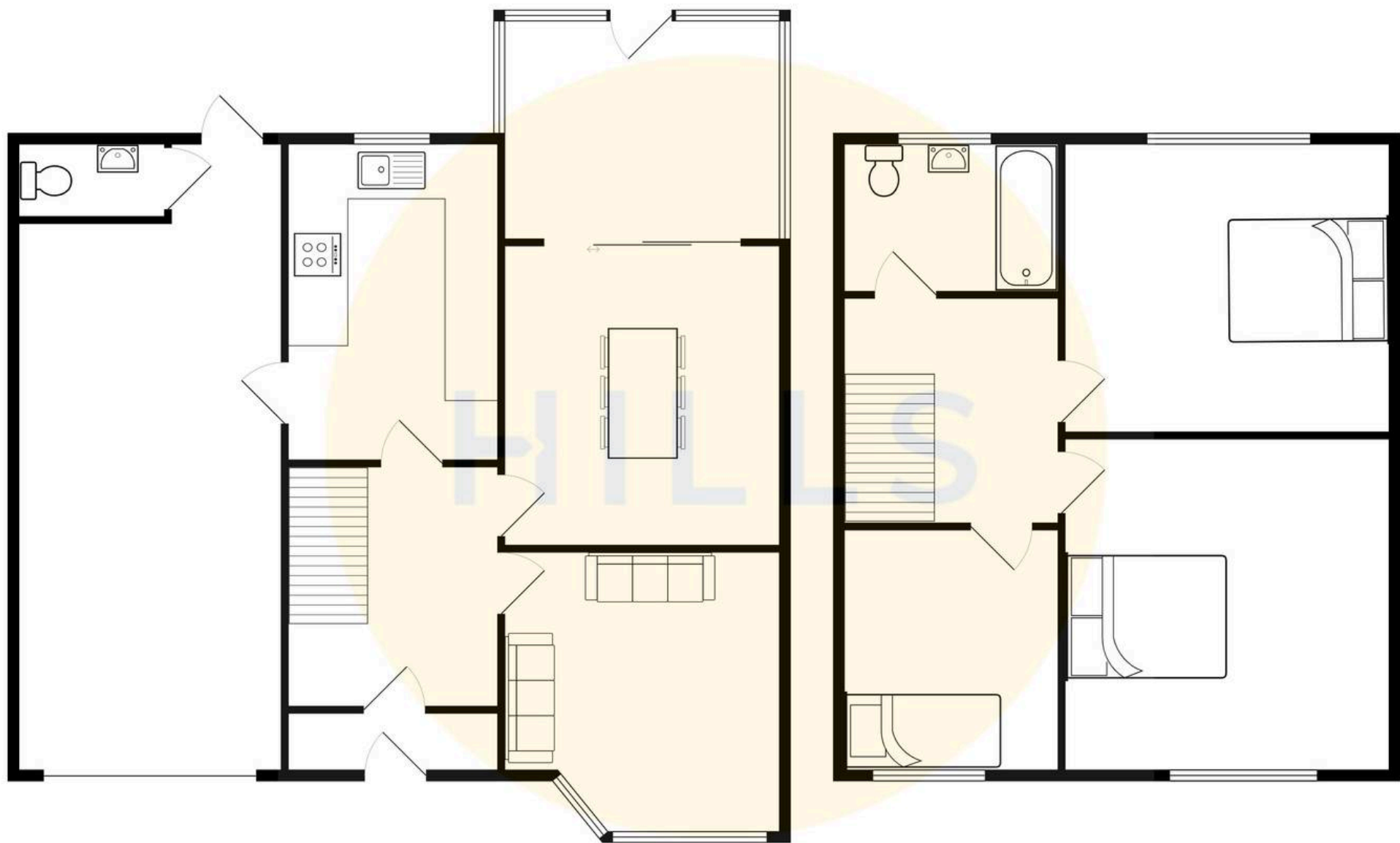
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.