



**Farmside Avenue, Irlam, Manchester, M44**

**Offers Over: £250,000**

*Freehold*



# Farmside Avenue, Irlam, Manchester, M44

A fantastic opportunity to purchase a TWO DOUBLE bedroom extended Semi Detached Bungalow situated on a fantastic size corner plot. Positioned in a cul-de-sac this home is perfectly located for an abundance of amenities including motorway networks.

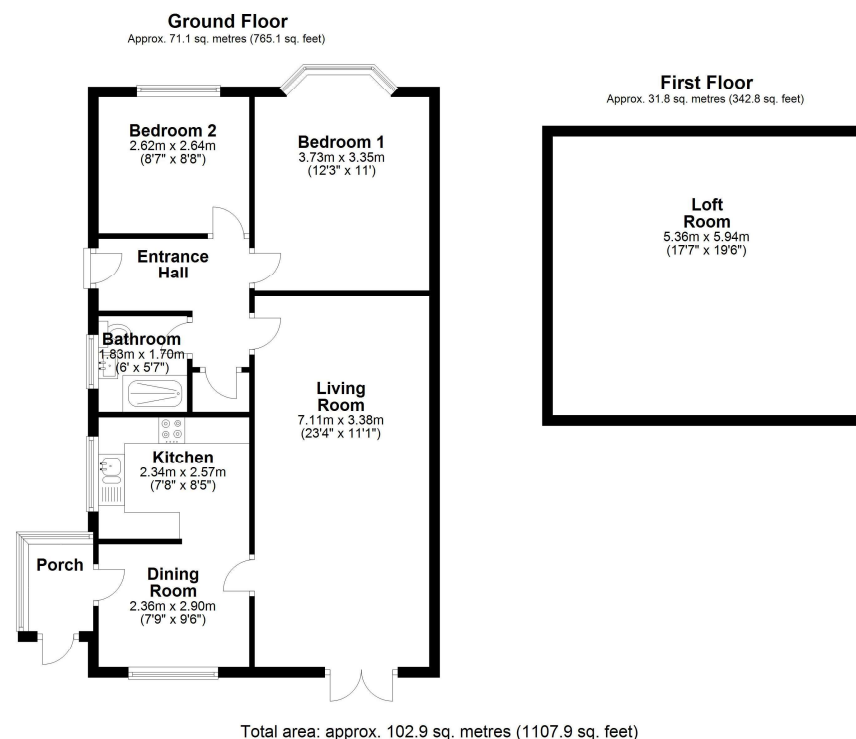
The property is accessed via a sweeping driveway which provides parking for several cars and access to the properties detached garage. As you enter the property there is a entrance hallway which provides access to a fantastic size storage cupboard and access to the loft space which has been converted with drop down ladder.

A fabulous size extended living room offers a fantastic space for relaxing, patio doors leading to the rear garden flood this room with heaps of natural light. The dining room offers views over the stunning garden and an arch through to the fitted kitchen where a range of base and eye level units can be found with space for free standing appliances.

Two bedrooms can be found to the front of the property, both with fitted wardrobes and a newly fitted bathroom.

Externally to the rear there is an amazing size garden with half lawned, and half shale chipped for low maintenance.

- Freehold
- EPC Grade D
- Council Tax Band C









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>77</b>
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.