



The Crescent, Irlam, Manchester, M44

Guide Price: £180,000

Freehold

The Crescent, Irlam, Manchester, M44

* NO ONWARD CHAIN * Ideal for first time buyers, professional couples or growing families.

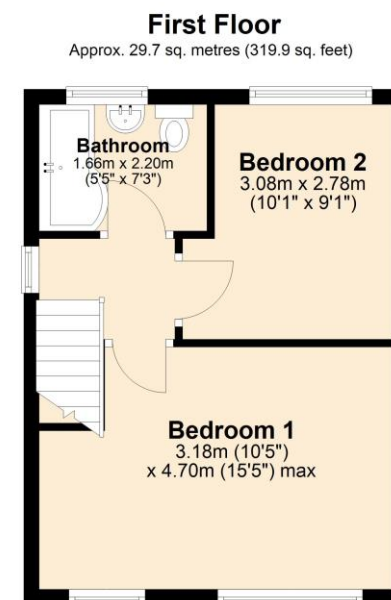
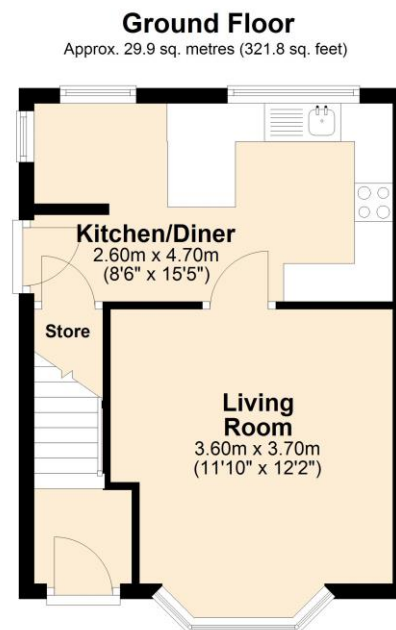
Situated on a corner plot this home offers gardens to three sides with off road parking via a driveway. Perfectly located close to fantastic motorway networks, within easy reach of The Trafford Centre and an abundance of amenities including pubs, shops and restaurants.

The property itself is well presented throughout and offers a bright and airy living room lit via a large bay window to the front elevation, the kitchen diner is fitted with a modern range of base and eye level units and a range of integral appliances.

The first floor provides TWO DOUBLE bedrooms and bathroom fitted with a three piece white suite. There is the added benefit of a loft room with drop down ladder, Velux style window and power points.

A viewing is highly recommended to avoid disappointment.

- Freehold
- EPC Grade D
- Council Tax Band A



Total area: approx. 59.6 sq. metres (641.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.