



## 1 Boat Lane, Irlam

£279,000 Freehold

**Sought-After Location:** Situated in a prime and popular area of Irlam with a strong community feel. • **Amenities on the Doorstep:** Unbeatable convenience with local shops, cafes, and essential services just a short stroll away. • **Versatile Living Accommodation:** A well-proportioned two-bedroom bungalow layout designed for easy, single-level living. • **Light-Filled Conservatory:** A beautiful "garden room" providing extra living space with views over the rear garden. • **Property has also had new windows, repointing and re-rendered**

Charming 2-bed bungalow in Irlam with modern frontage, spacious lounge, conservatory, bonus loft room, and great local amenities. Ideal for comfort, work-from-home, and convenient living.

Council Tax band: C

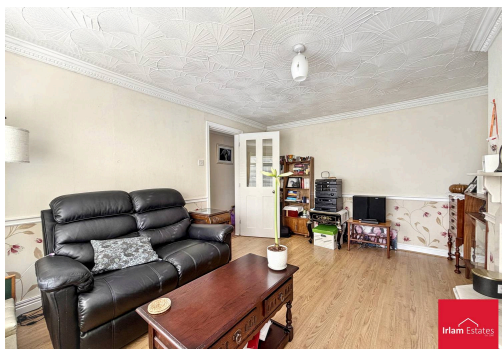
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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- › Versatile Living Accommodation: A well-proportioned two-bedroom bungalow layout designed for easy, single-level living.
- › Light-Filled Conservatory: A beautiful "garden room" providing extra living space with views over the rear garden.
- › Property has also had new windows, repointing and re-rendered

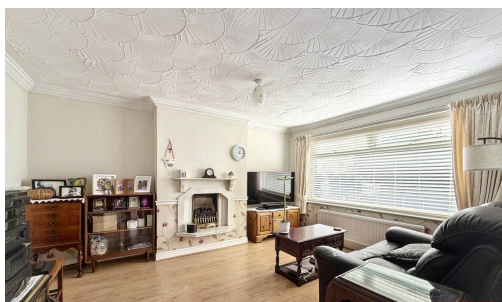


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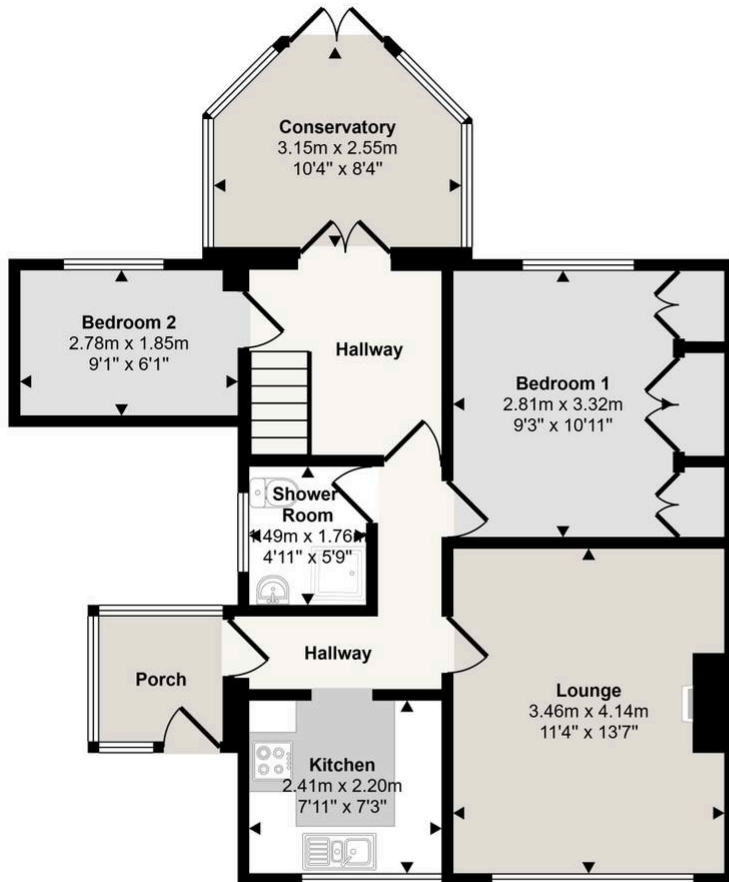
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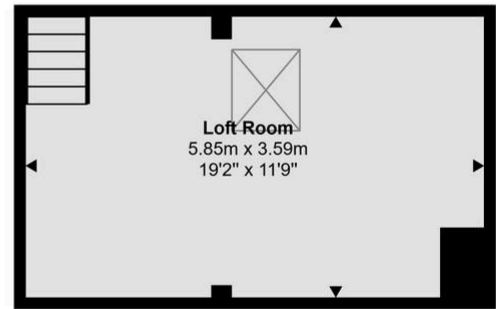
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Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 63 sq m / 678 sq ft



First Floor  
Approx 21 sq m / 226 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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