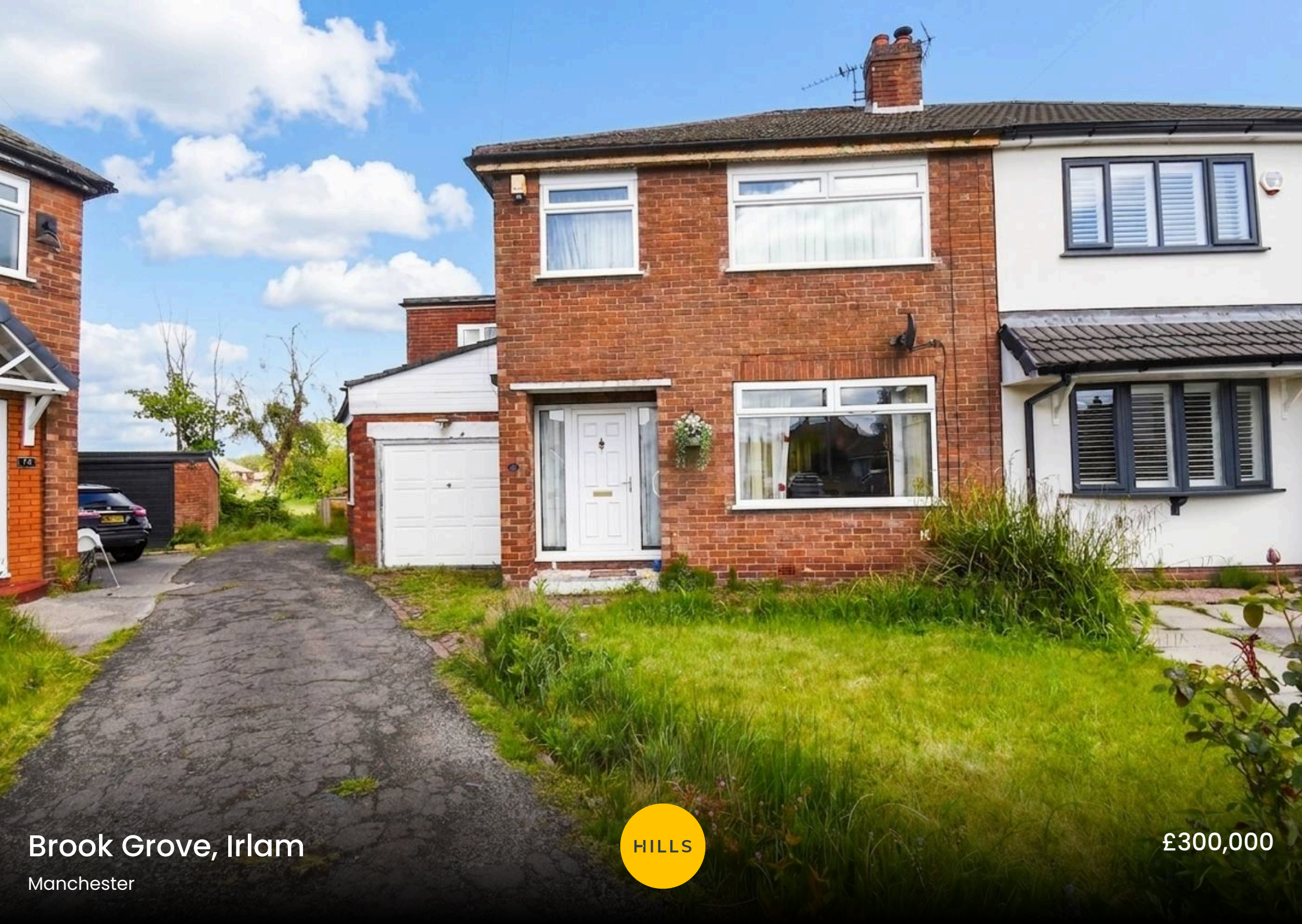




Brook Grove, Irlam

Manchester



£300,000

Brook Grove

Irlam, Manchester

Spacious extended semi in quiet cul de sac with playing field views. Versatile rooms, three bedrooms plus two extras, garage, near schools, amenities, and transport. Huge potential for families.

Council Tax band: B

Tenure: Freehold

- Double Story Extended Semi Detached Property Located on a Quiet Cul De Sac overlooking the Playing Fields
- Spacious Lounge and Impressively Sized Second Reception Room
- Three Well Proportioned Bedrooms alongside Two Further Rooms Offering Potential for Further Bedrooms, Dressing Room or Home Office
- Generous Fitted Kitchen and Dining Space
- Potential to Increase Value
- Garage for Additional Storage
- Perfect Family Home Located Close to Educational Settings for all Ages
- Well Connected to Local Amenities and Transport Links



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Entrance Hallway

Reception Room One

13' 0" x 11' 4" (3.96m x 3.45m)

Reception Room Two

18' 4" x 11' 0" (5.59m x 3.35m)

Kitchen

13' 6" x 13' 0" (4.12m x 3.96m)

Landing

Bedroom One

10' 9" x 12' 9" (3.28m x 3.89m)

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Bedroom Three

7' 9" x 6' 3" (2.36m x 1.91m)

Room Four

13' 0" x 7' 4" (3.96m x 2.23m)

Room Five

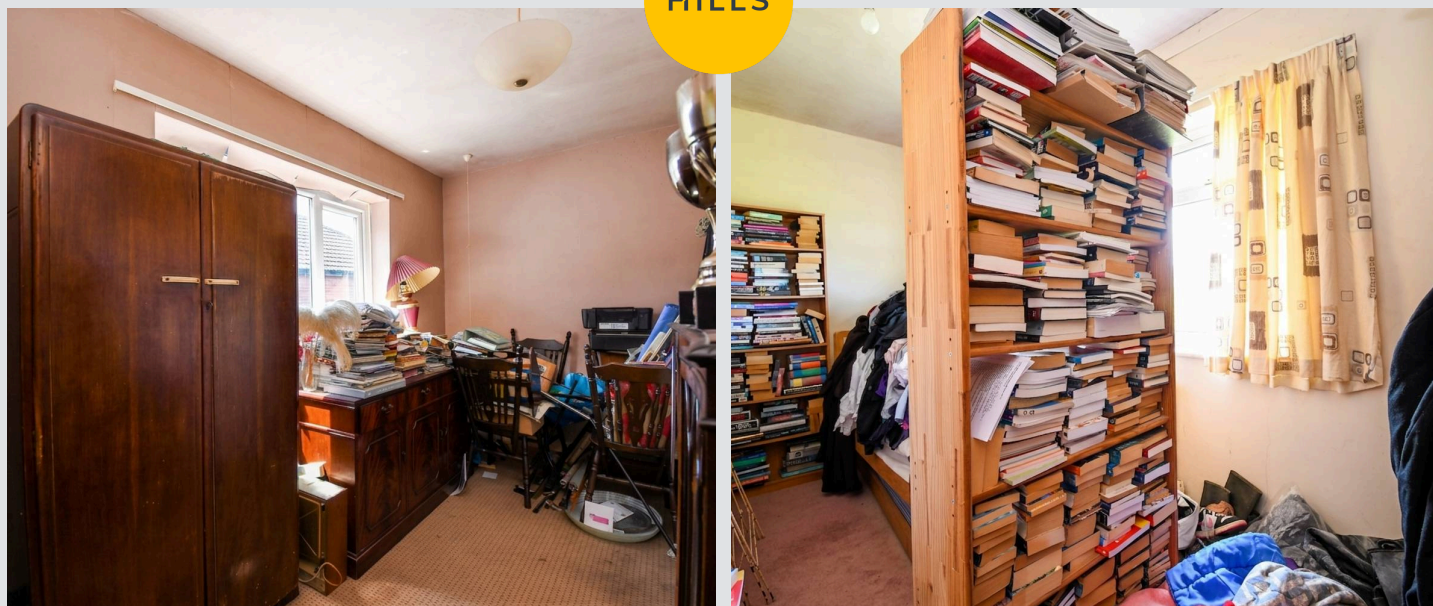
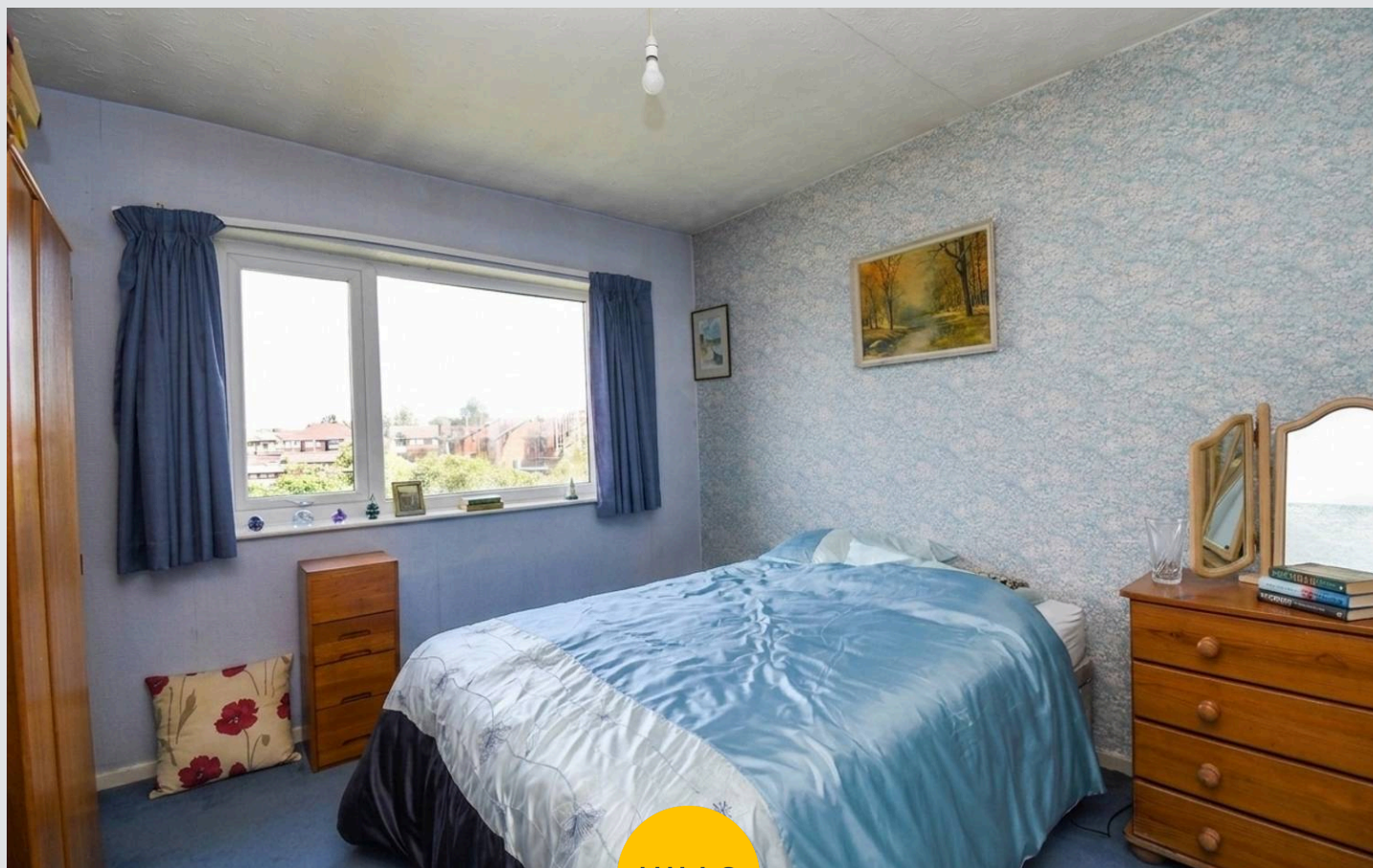
13' 0" x 6' 8" (3.96m x 2.03m)

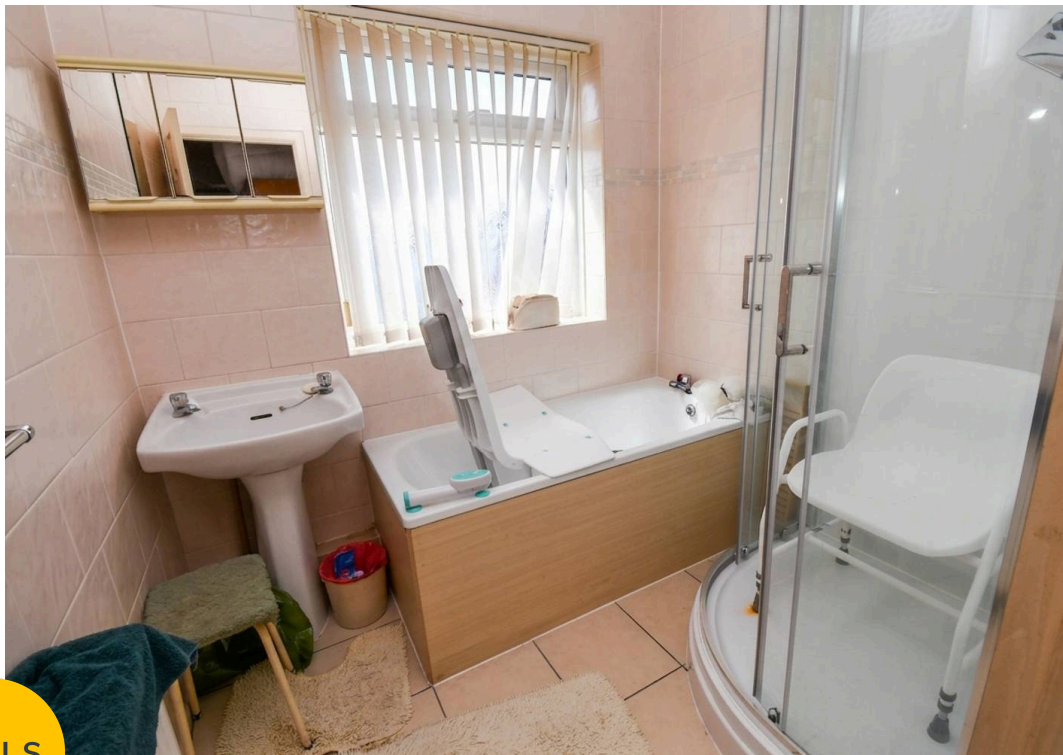
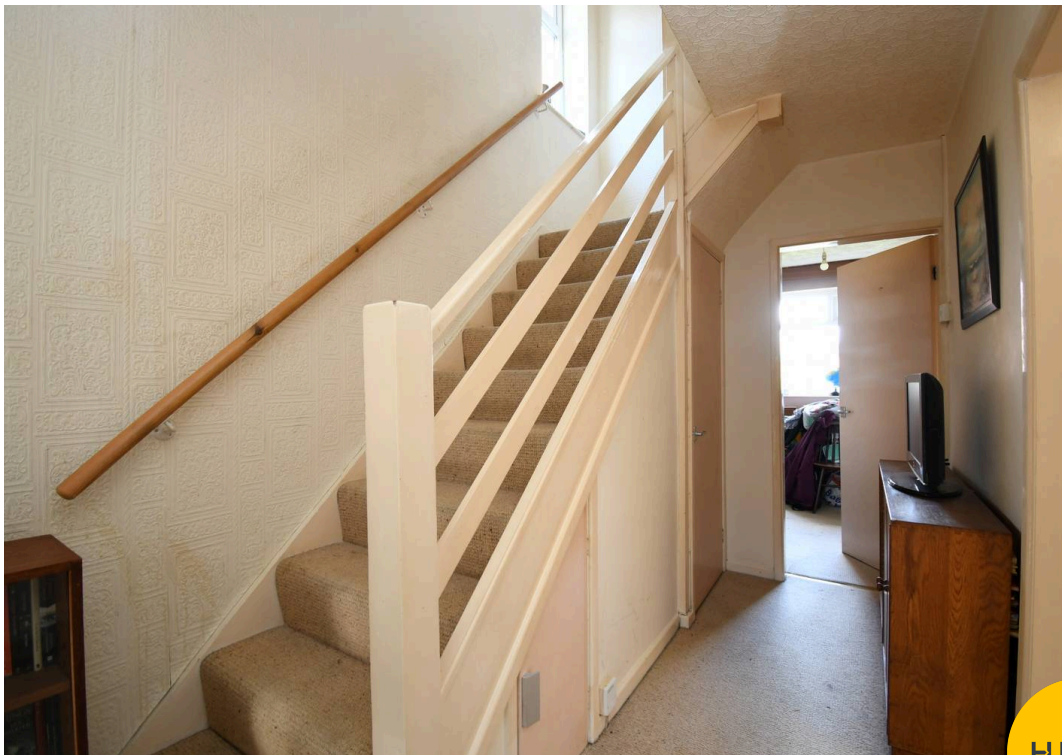
Bathroom

6' 9" x 7' 3" (2.06m x 2.21m)

W.C.

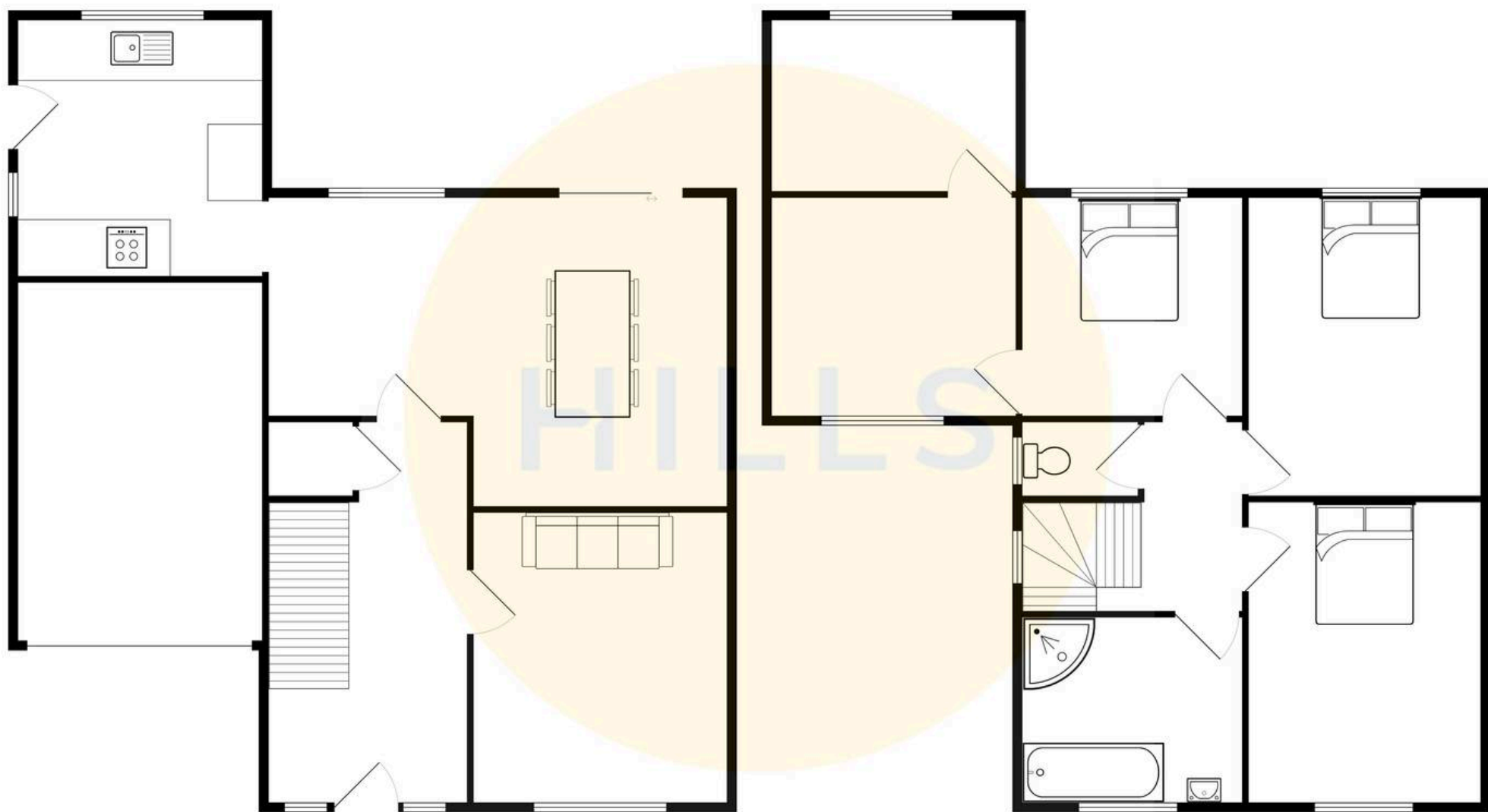
4' 9" x 2' 7" (1.45m x 0.79m)





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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.