



77 Irlam Road, Manchester, M41 6JU

Offers in excess of £380,000

Situated on the ever-popular Irlam Road in the heart of Urmston, this substantial four-bedroom detached family home offers an abundance of versatile living accommodation.

The welcoming entrance hall provides access to two spacious reception rooms. The impressive front lounge enjoys excellent natural light, whilst the second reception room can be utilised as a formal dining room, family room or additional ground floor bedroom if required.

To the rear of the property is a well-proportioned kitchen/diner measuring over 19 feet in length, providing ample space for family dining with direct access to the adjoining utility room and useful storage areas. A further double bedroom is located on the ground floor, making the property ideal for multi-generational living, guests or those seeking home office space.

On the first floor are three well-sized bedrooms, including a generous principal bedroom with fitted wardrobes, together with a modern family bathroom and separate WC.

Externally, the property benefits from gardens to the front and rear (subject to confirmation), with ample scope for landscaping or extension, subject to the relevant planning permissions.

Located within easy reach of Urmston town centre, highly regarded local schools, excellent transport links including the M60 motorway network, Urmston Train Station, and a wealth of local amenities.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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