



26 Silverdale Avenue, Irlam

£289,000 Leasehold

Extended & Fully Renovated: A significantly improved family home presented in immaculate, "turn-key" condition throughout. • **Stunning Open-Plan Kitchen/Diner:** Featuring a high-specification finish with a central island and sleek bi-fold doors. • **Designer Media Wall:** A bespoke integrated media unit in the lounge, perfect for modern entertainment setups. • **Premium Integrated Appliances:** Includes a washer/dryer, dishwasher, fridge/freezer, and dual wine coolers. • **Luxury Bathroom Suite:** Boasting a feature skylight, Crittall-style shower screen, and contemporary fixtures. • **Extensive Rear Garden:** A remarkably large plot currently prepared and "ready for landscaping" to your own design. • **Off-Road Parking:** A private driveway to the front of the property provides convenient off-road parking.

Immaculate extended 3-bed semi on Silverdale Ave with open-plan kitchen, large garden, driveway, top schools, parks, and train links nearby. Move-in ready, high-spec finish throughout.

Council Tax band: B

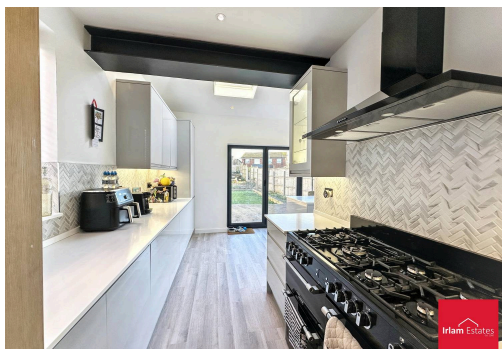
Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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- › Designer Media Wall: A bespoke integrated media unit in the lounge, perfect for modern entertainment setups.
- › Premium Integrated Appliances: Includes a washer/dryer, dishwasher, fridge/freezer, and dual wine coolers.
- › Luxury Bathroom Suite: Boasting a feature skylight, Crittall-style shower screen, and contemporary fixtures.
- › Extensive Rear Garden: A remarkably large plot currently prepared and "ready for landscaping" to your own design.
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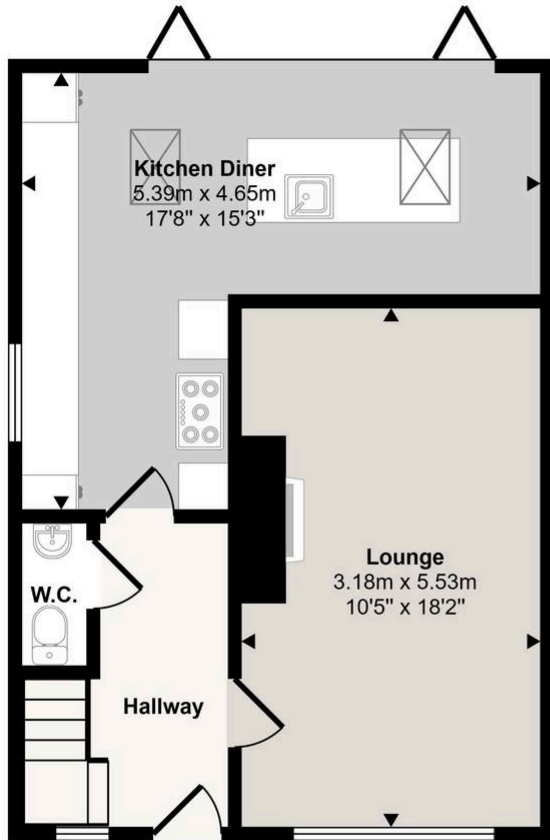
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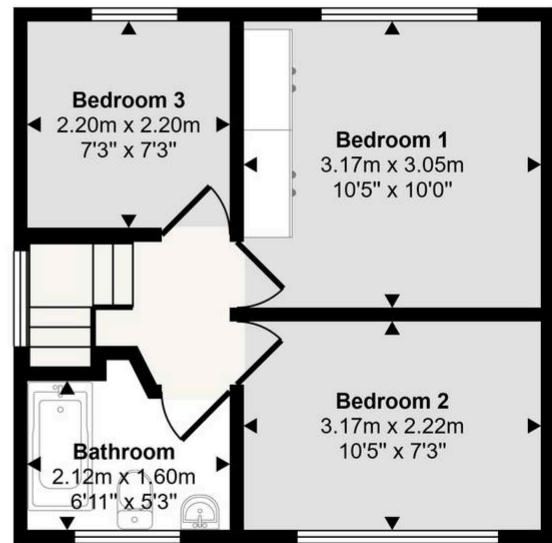
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Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 30 sq m / 320 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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