

Edale Close, Irlam

Manchester

HILLS

Offers in Region of £230,000

Edale Close

Irlam, Manchester

DECEPTIVELY SPACIOUS THREE BEDROOM TERRACE PROPERTY, LOUNGE KITCHEN/ DINER LAYOUT. THREE SPACIOUS BEDROOMS, CONTEMPORARY BATHROOM SUITE. LOW MAINTENANCE GARDENS to the FRONT & REAR as well as a GARAGE for additional STORAGE. Located CLOSE to EXCELLENT AMENITIES including shops, parks and schools and well served by BRILLIANT TRANSPORT LINKS.
Council Tax band: B

Tenure: Freehold

- Tucked away on a Lovely, Quiet and Friendly Cul De Sac just off Broadway
- Perfect First Time Buy or Family Home
- Spacious Family Lounge
- Open Plan Kitchen and Dining Space Updated in 2019
- Three Generously Sized Bedrooms
- Contemporary Three Piece Bathroom Suite Installed in 2024
- Low Maintenance Garden to the Rear that Doubles up as Gated Off Road Parking and Garage
- Surrounded by Excellent Local Amenities including Shops, Sought after Schooling and Fantastic Transport Links
- Potential for Off Road Parking to the Front with External Power Point for Electric Car Charging
- Ample Storage throughout including a Fully Boarded Loft Space with Lighting







Entrance Hallway

Kitchen / Diner
14' 1" x 8' 2" (4.30m x 2.50m)

Lounge
15' 9" x 14' 5" (4.80m x 4.40m)

Landing

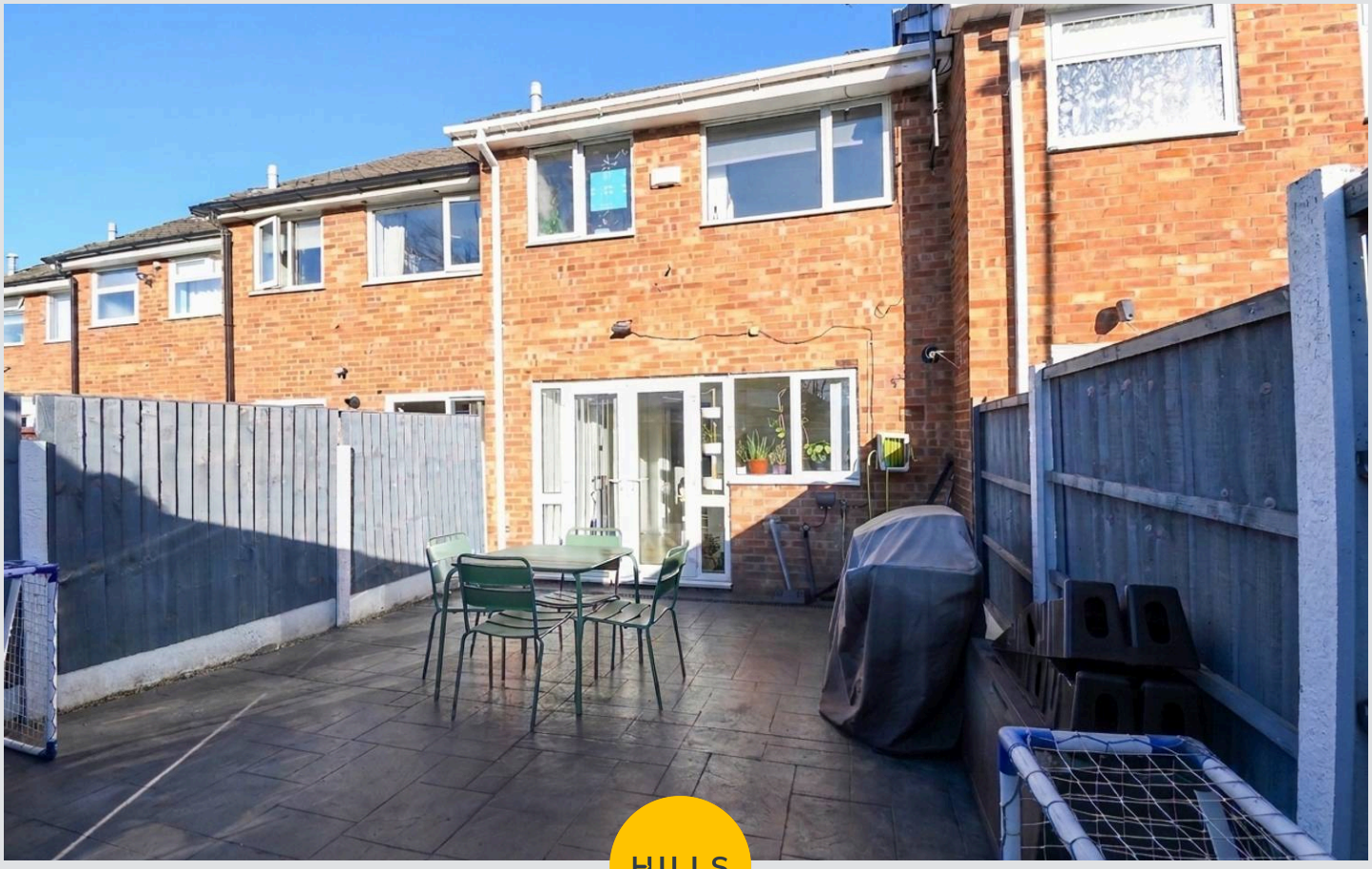
Bedroom One
14' 1" x 8' 2" (4.30m x 2.50m)

Bedroom Two
9' 10" x 8' 2" (3.00m x 2.50m)

Bedroom Three
9' 2" x 6' 3" (2.80m x 1.90m)

Bathroom
6' 3" x 5' 11" (1.90m x 1.80m)

Garage
10' 6" x 17' 5" (3.20m x 5.30m)





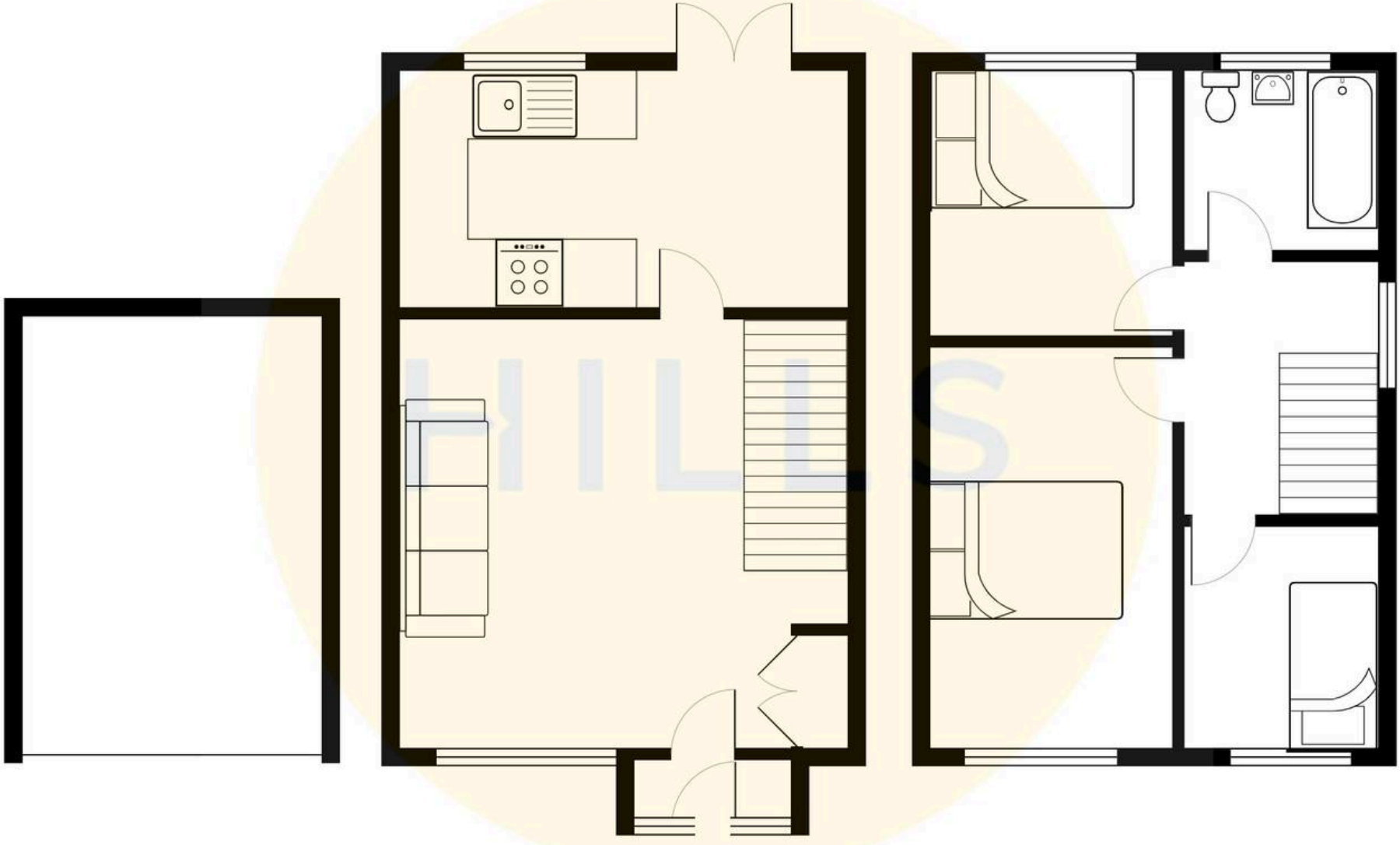














Hills | Salfords Estate Agent

Sentinel House, Albert Street, Eccles, Manchester - 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.