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22 IRWELL PLACE, MANCHESTER, GREATER MANCHESTER M26 1PW



- Vacant possession - no chain
- Newly decorated
- Semi detached home
- Accommodation over three floors
- Two allocated parking spaces
- 3 bedrooms and study
- Front and rear gardens
- Good commuter routes



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Vacant possession – no chain. Located within the popular area of Stoneclough is this three storey, newly decorated semi detached family home situated within the desirable development of Ringley Locks. The property is close to many local amenities and is also ideal for the commuter with Kearsley train station being a brief walk away. The M62 and M60 motorway networks are also a short drive from its location. Internally the accommodation is ready to move in and comprises of an entrance hallway, study/office, cloakroom WC and kitchen dining room to the ground floor with a large lounge, bedroom, family bathroom to the first floor. There is a master bedroom with en suite plus spacious third bedroom to the second floor. Externally there is a gated entrance opening onto a paved area leading to the front door . The property has a lawned garden and gate leading down the side for access. To the rear of the property, there is a paved patio area with a spacious lawned garden and two allocated parking spaces.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator, laminate flooring, stairs to the first floor, under stairs storage.

Bedroom 3: 11' 8" x 7' 1" (3.55m x 2.15m) Ceiling light point, double glazed window to front, radiator.

Cloakroom w.c: 7' 0" x 3' 10" (2.14m x 1.18m) Ceiling light point, door glazed window to side, radiator, WC, pedestal sink.

Kitchen dining room: 15' 9" x 13' 9" (4.79m x 4.20m) Downlights, radiator, double glazed French doors to the rear, double glazed windows to the rear, range of fitted wall and base units with extractor fan, integrated gas hob, electric oven, fridge freezer, slimline dishwasher, space for a washing machine, 1 1/2 stainless steel sink with mixer tap and drainer, tiled floor with splashback to the kitchen walls.

First floor landing: Ceiling light point, radiator, double glazed window to the front, stairs to the second floor.

Lounge: 15' 7" x 13' 9" (4.75m x 4.20m) Ceiling light point, double glazed windows to the rear, radiator.

Study/office: 9' 9" x 7' 0" (2.96m x 2.14m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 3" x 7' 1" (2.52m x 2.15m) Downlights, double glazed window to side, radiator, four piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, walk in shower cubicle.

Second floor landing: Ceiling light point, storage cupboard.

Bedroom 1: 13' 11" x 12' 2" (4.25m x 3.71m) Ceiling light point, double glazed windows to the rear, radiator.

En suite: 6' 11" x 6' 7" (2.10m x 2.00m) Downlights, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, laminate flooring

Bedroom 2: 13' 11" x 9' 2" (4.24m x 2.79m) Ceiling light point, double glazed windows to the front, radiator, loft access.

Externally: To the front of the property, there is a gate leading to a paved area to the front door with a lawned garden and gate leading down the side of the property. To the rear of the property, there is a flagged patio area with a gate leading to side and a lawned garden with flagged pathway leading to the gate to the rear where there are two allocated parking spaces.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold 800 years from 1 January 2005

Council tax: Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is in Ringley Fold conservation area

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