



Bradburn Road, Irlam

Manchester

HILLS

In Excess of £220,000



# Bradburn Road

Irlam, Manchester

Beautifully presented two-bedroom home on a quiet cul de sac with modern kitchen, spacious bedrooms, four-piece bathroom, off-road parking, garden, and excellent transport links.

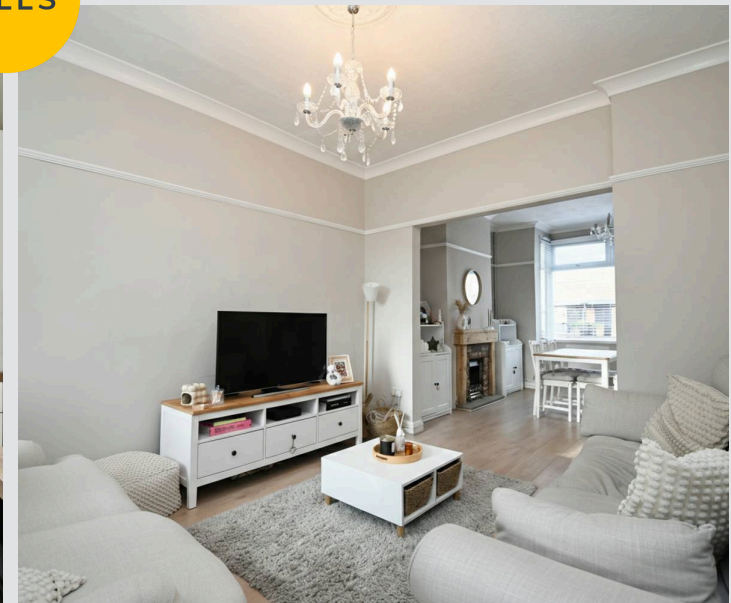
Council Tax band: B

Tenure: Freehold

- Fabulous First Time Buy Situated on a Quiet Cul De Sac
- Bay Fronted Reception Room Seamlessly Flowing into the Sitting Area
- Fitted Kitchen with Integrated Appliances
- Spacious Four Piece Bathroom Suite
- Two Double Bedrooms
- Gated Off Road Parking
- Lovely Private Rear Garden Benefitting From the Sun
- Surrounded by Excellent Amenities and Well Served by Brilliant Transport Links



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### Entrance Hallway

### Reception Room One

11' 0" x 10' 2" (3.35m x 3.10m)

### Reception Room Two

11' 6" x 11' 0" (3.51m x 3.35m)

### Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

### Landing

### Bedroom One

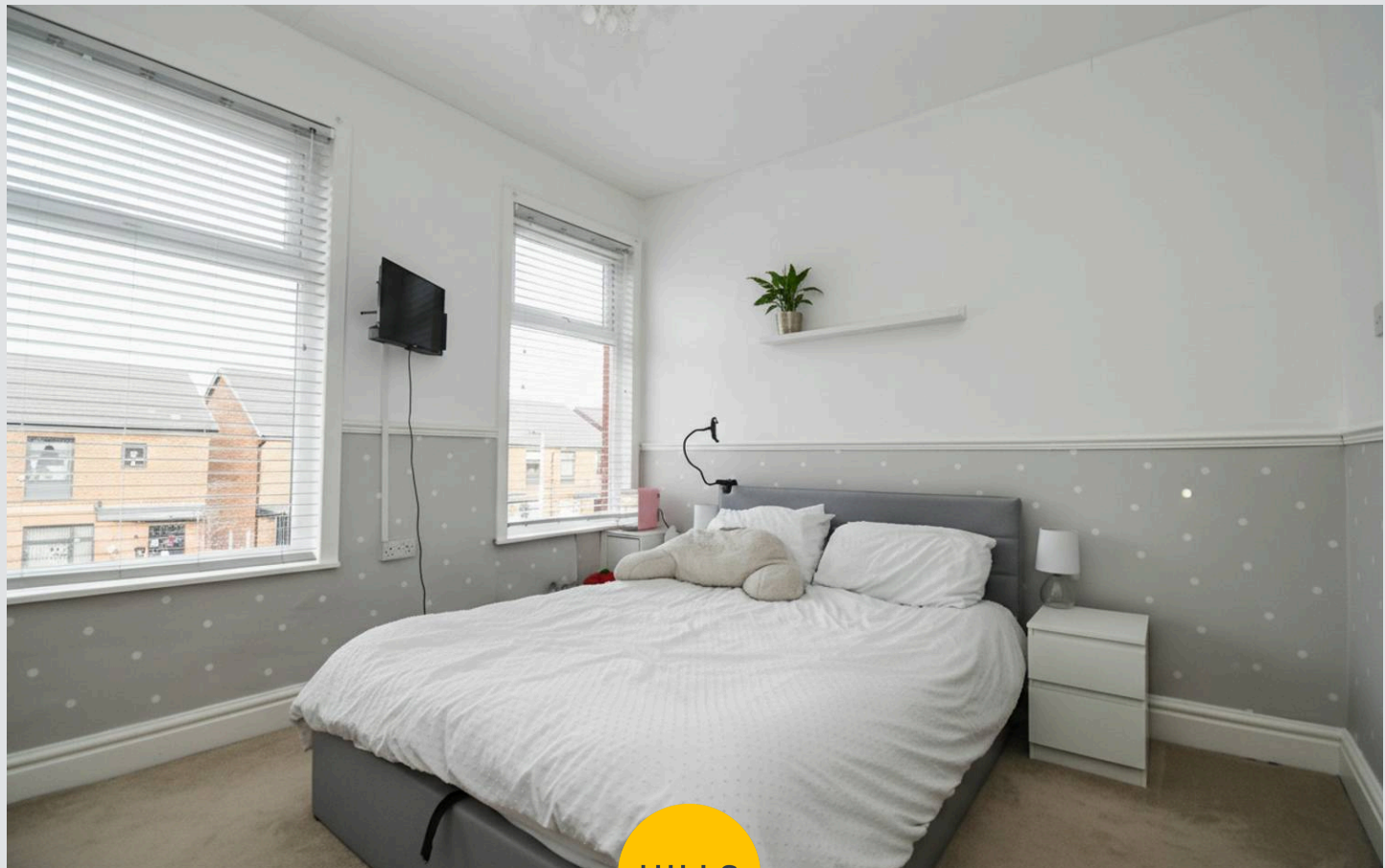
12' 5" x 10' 9" (3.79m x 3.28m)

### Bedroom Two

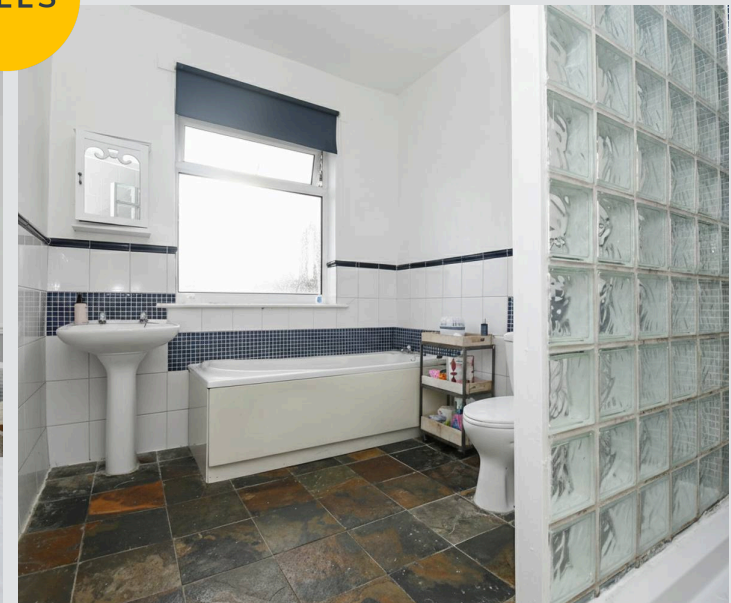
12' 0" x 8' 3" (3.66m x 2.52m)

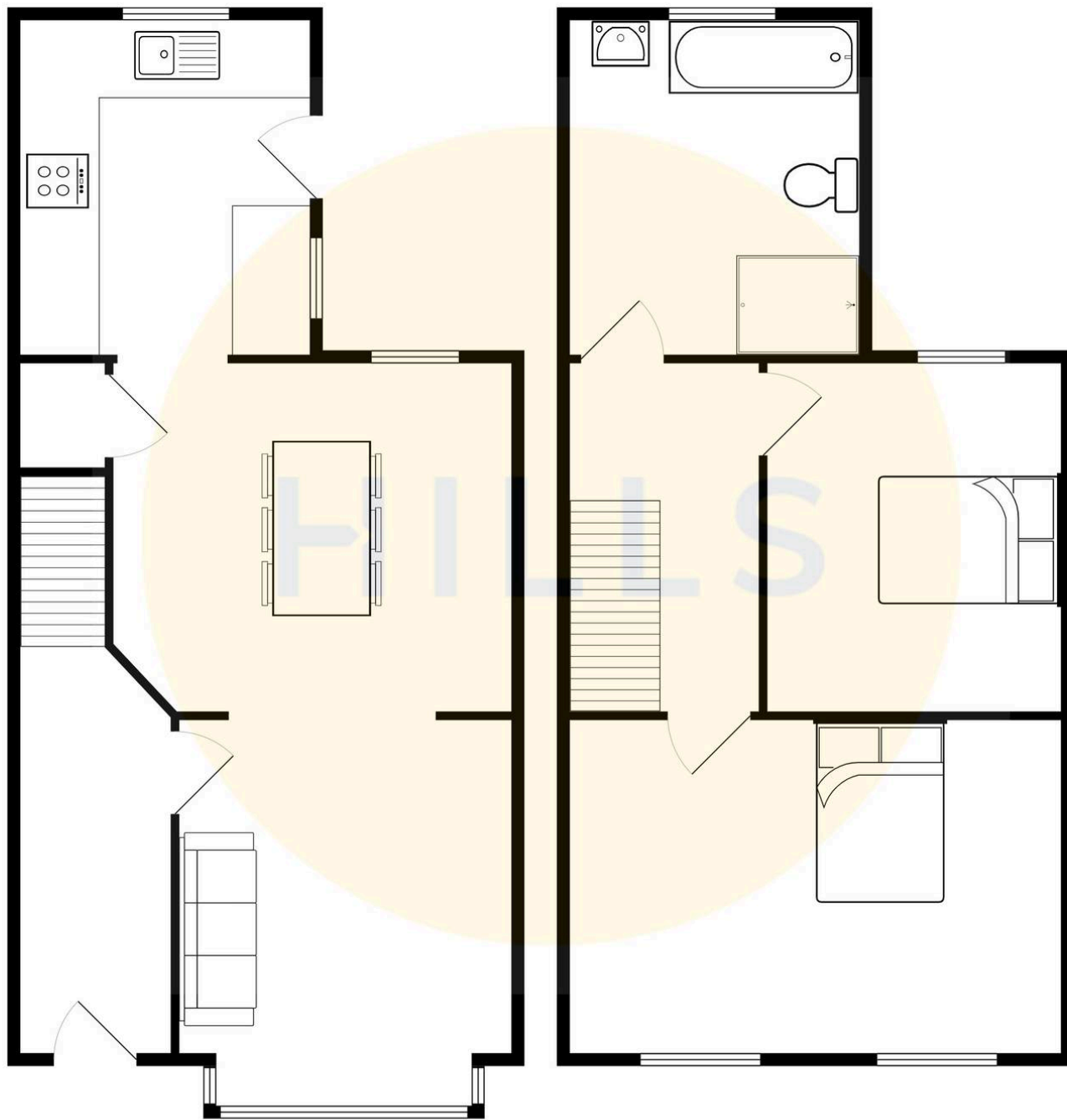
### Bathroom

10' 1" x 7' 9" (3.07m x 2.36m)



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