

Boundary Road, Irlam

Manchester



In Excess of £240,000

# Boundary Road

Irlam, Manchester

Extended three bedroom semi detached property, located close to excellent amenities and transport links. Offering two reception rooms, fitted kitchen & dining room, utility, and three bedrooms & modern bathroom. There is off road parking, detached garage, well kept front and rear gardens which are drenched by the sun.

Council Tax band: A

Tenure: Freehold

- Perfect first buy or family home
- Extended to the rear
- Two reception rooms
- Kitchen/ dining room & separate utility
- Three generous bedrooms (fitted wardrobes to master)
- Modern family bathroom installed 6 months ago
- Gated off road parking & detached garage
- Well kept gardens to the front & rear
- Close to an array of amenities & transport links



HILLS



### Hall

Ceiling light point, double glazed window, wall mounted radiator and pvc door.

### Lounge

14' 7" x 12' 9" (4.45m x 3.89m)

Ceiling light point, wall mounted radiator, power point and double glazed bay window.

### Reception Two

11' 4" x 7' 9" (3.45m x 2.36m)

Ceiling spotlights, double doors to the kitchen diner, power point and wall mounted radiator.

### Kitchen

15' 7" x 8' 7" (4.75m x 2.62m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer and washer. Ceiling spotlights, double glazed window, sliding doors to the rear garden, wall mounted radiator, breakfast bar, loft access point and power points.

### Utility

8' 3" x 6' 1" (2.51m x 1.85m)

Ceiling light point, boiler (2018), plumbing for a washer, power point, hard wood rear door, garage access and under stairs storage.

### Bedroom One

12' 12" x 10' 8" (3.96m x 3.25m)

Ceiling light point, double glazed windows, wall mounted radiator, power point and fitted wardrobes.



### Bedroom Two

11' 6" x 8' 4" (3.51m x 2.54m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

### Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

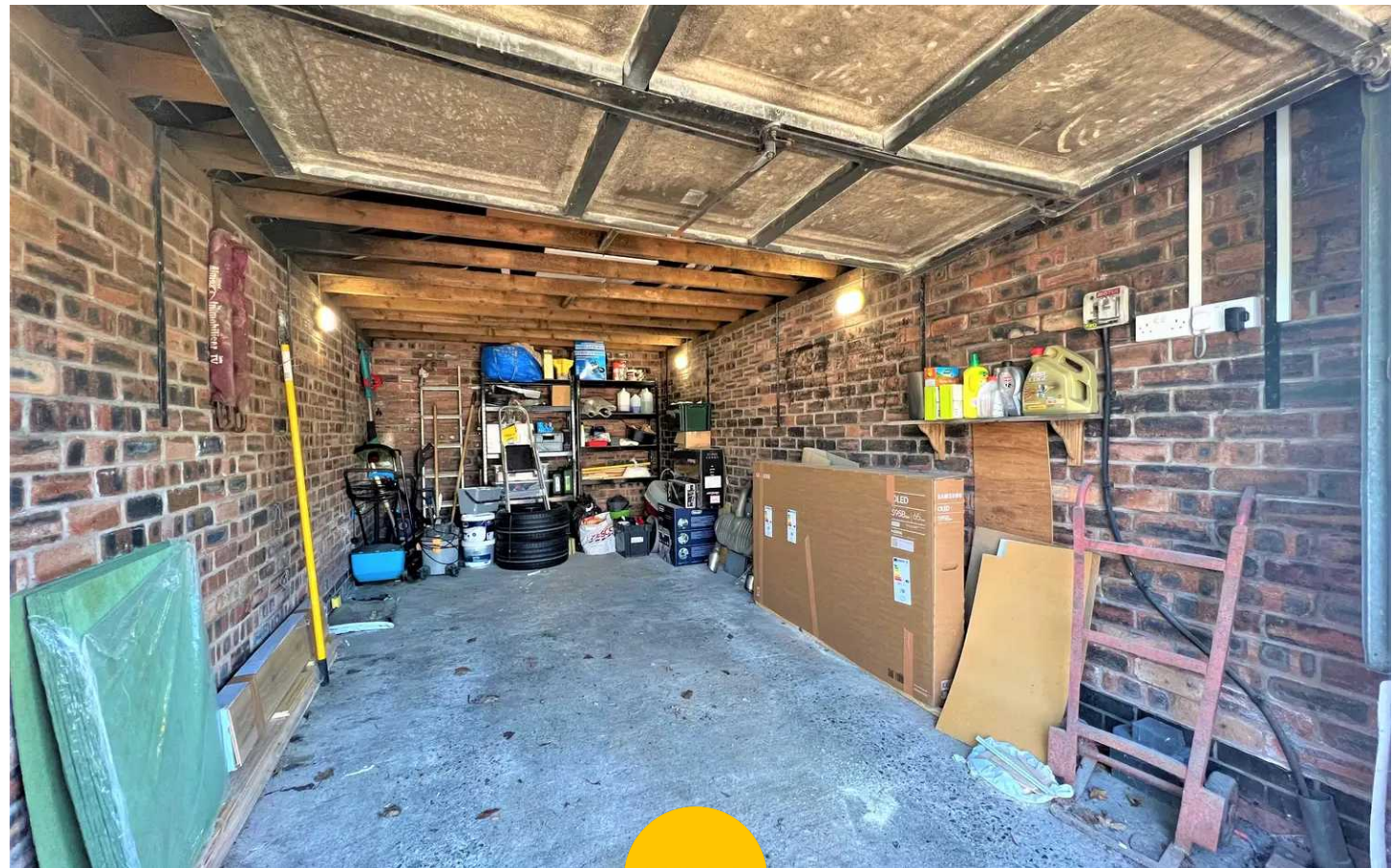
### Bathroom

8' 2" x 4' 9" (2.49m x 1.45m)

Fitted with a modern three piece suite installed March 2023 including a hand wash basin, WC and bath with overhead shower. Ceiling light point, double glazed window, heated towel rail and storage.

### Externally

Driveway with double gates for off road parking, access to the garage and path through the middle of the lawn to the front door. Block paved patio to the rear with side access to the front, planted borders and paved area for the bins.



HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.