



Liverpool Road, Irlam

Manchester

HILLS

Offers in Region of £270,000



# Liverpool Road

Irlam, Manchester

Extended three bed semi-detached house with no chain. Spacious lounge, open plan dining & new kitchen. Three bedrooms, modern bathroom, gardens, driveway & garage. Ideal for families, first-time buyers, prime location.

Council Tax band: B

Tenure: Freehold

- Offered to the Market with No Onward Chain
- Extended Three Bedroom Semi Detached Property
- Spacious Bay Fronted Lounge with French Doors
- Dinning Room Open Plan with the Fitted Kitchen
- Newly Installed Shaker Style Kitchen & Timeless Three Piece White Suite Bathroom
- Three Bedrooms
- Gardens to the Front & Rear
- Shared Driveway and Detached Garage
- Surrounded by a Plethora of Amenities & Located Close to Excellent Transport Links



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**Entrance Hallway**

Entered via a composite front door. Complete with a double glazed window, wall mounted radiator and carpet flooring. Storage cupboard.

**Lounge**

21' 5" x 10' 1" (6.53m x 3.07m)

Featuring an electric fire. Complete with a ceiling light point, double glazed bay window, French doors and wall mounted radiator. Fitted with carpet flooring.

**Dining Room**

10' 5" x 10' 0" (3.18m x 3.05m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Kitchen**

10' 0" x 9' 3" (3.05m x 2.82m)

Featuring complementary wall and base units with integral stainless steel sink. Electric hob, oven and grill. Complete with a ceiling light point, double glazed window and lino flooring. uPVC door and boiler.

**Landing**

Complete with a ceiling light point, double glazed window and carpet flooring. Access to a boarded loft.

**Bedroom One**

12' 0" x 10' 8" (3.66m x 3.25m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Two**

10' 8" x 7' 9" (3.25m x 2.36m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



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**Bedroom Three**

7' 9" x 7' 6" (2.36m x 2.29m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

7' 9" x 6' 4" (2.36m x 1.93m)

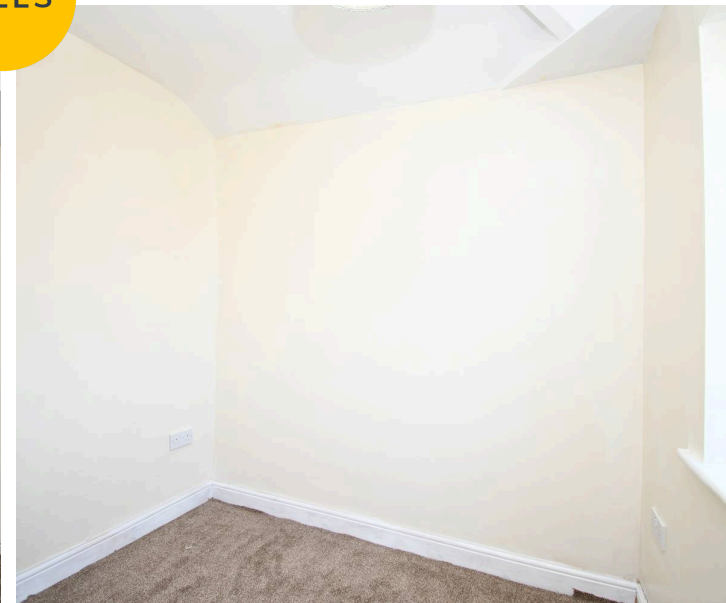
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and lino flooring.

**External**

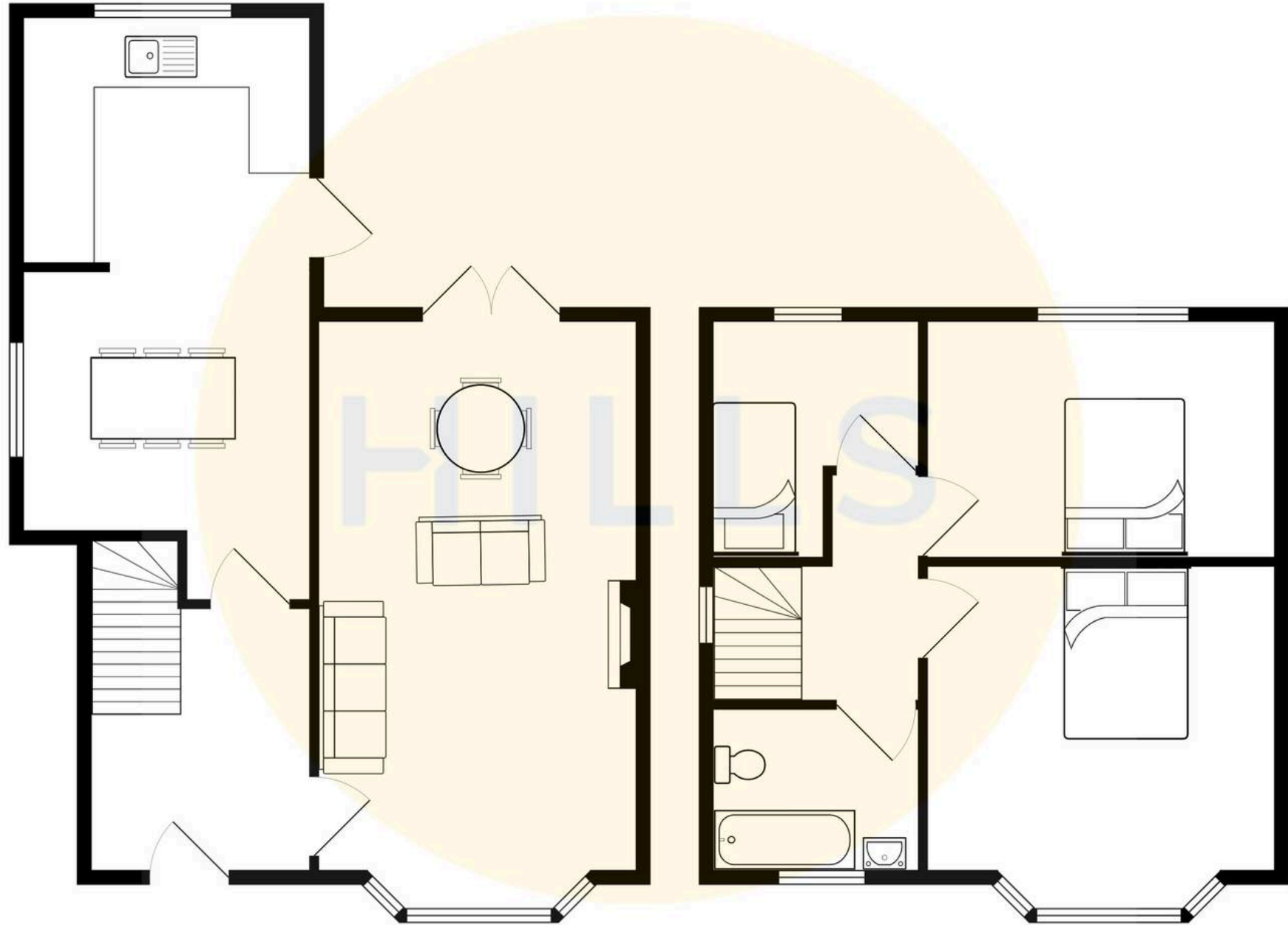
To the front of the property is a shared driveway with paving stones. To the rear of the property is a garden with paved patio and lawn. Gated side access and detached garage.



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