

Glenmuir Close, Irlam

Manchester



Offers Over £220,000

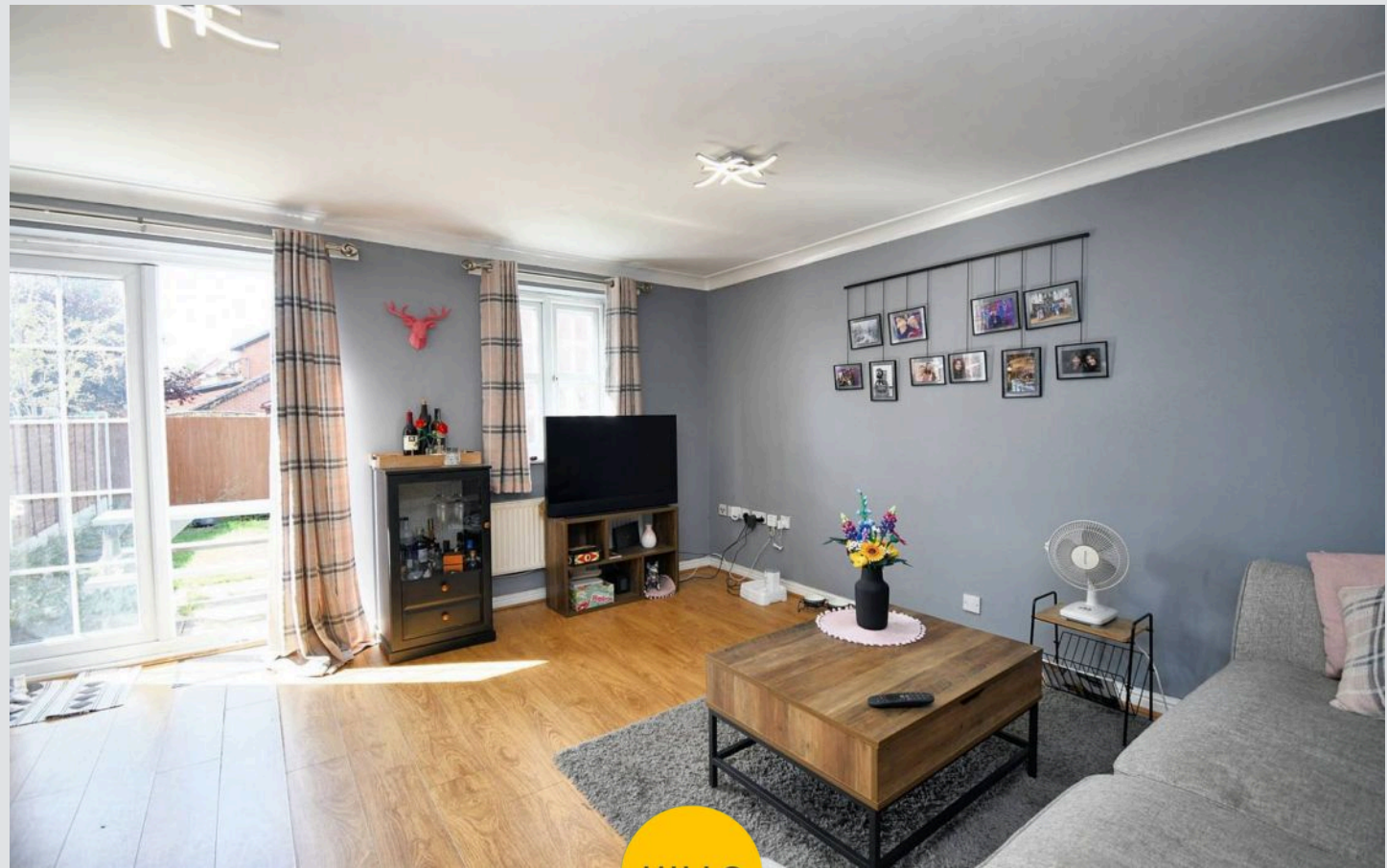
Glenmuir Close

Irlam, Manchester

Quiet cul-de-sac property, perfect first-time buy. Open-plan lounge/dining with French doors to garden. Three bedrooms, two double, one single. Modern kitchen. Ample parking, garage, well-maintained gardens. Luxurious bathroom, en-suite, and guest W.C. No onward chain. Council Tax band: B

Tenure: Leasehold

- Perfect First Time Buy Offered to the Market with No Onward Chain
- Tucked away on a Lovely Quiet Cul De Sac
- Open Plan Lounge & Dining Space with French Doors Opening on to the Rear Garden
- Newly Installed Wren Designed & Fitted Kitchen
- Three Bedrooms, Two Doubles & a Single
- Newly Installed Three Piece Family Bathroom, En Suite to Master & Guest W.C.
- Off Road Parking Along with a Garage Benefitting from Front & Rear Access
- Sizable, Sundrenched, Well Maintained Front & Rear Gardens



HILLS

Entrance Hallway

Lounge / Diner

14' 7" x 13' 8" (4.45m x 4.17m)

Kitchen

10' 3" x 7' 5" (3.12m x 2.26m)

Downstairs W.C.

6' 8" x 2' 8" (2.03m x 0.81m)

Landing

Bedroom One

9' 3" x 8' 3" (2.82m x 2.51m)

Ensuite

8' 2" x 3' 9" (2.49m x 1.14m)

Bedroom Two

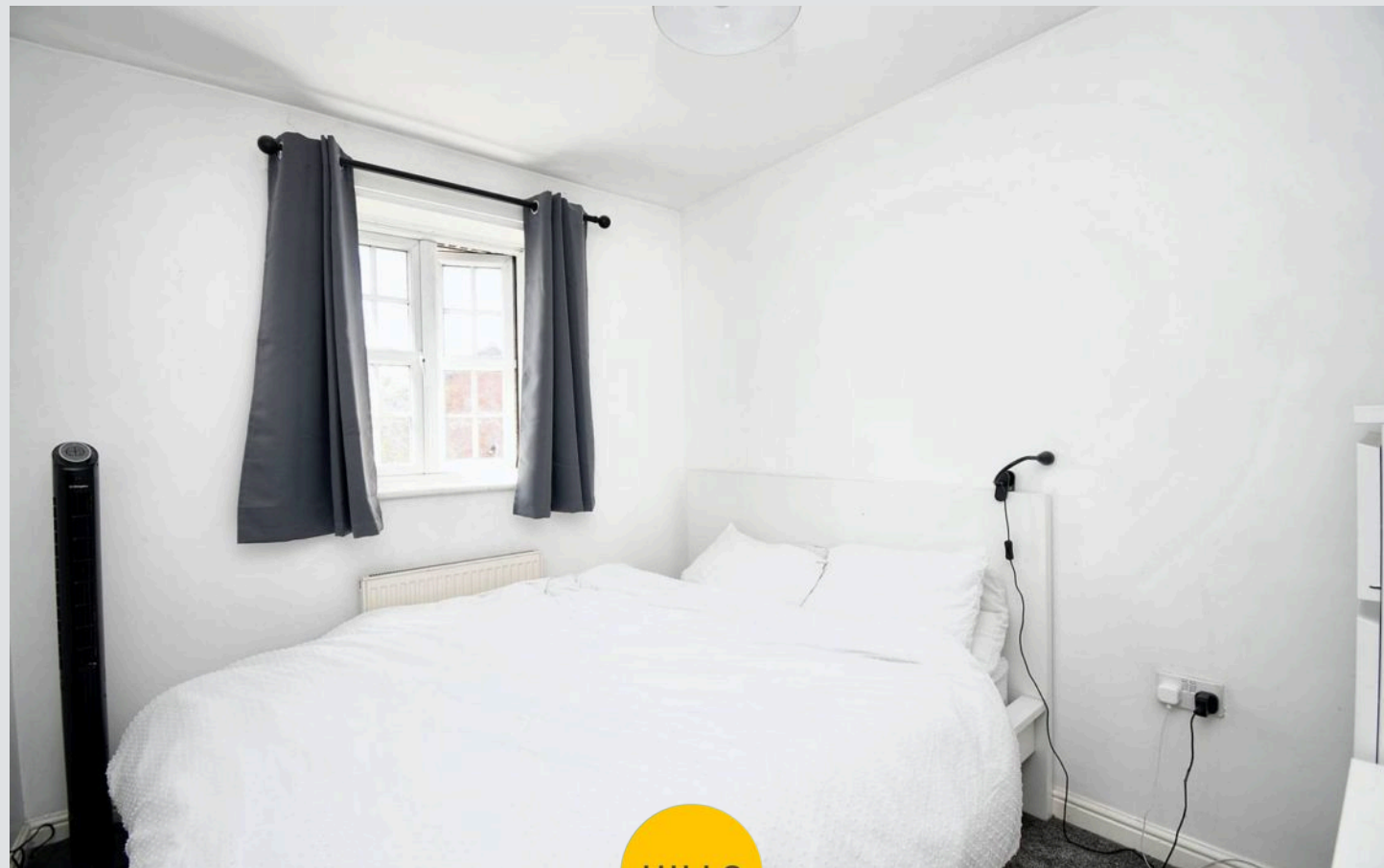
10' 0" x 8' 2" (3.05m x 2.49m)

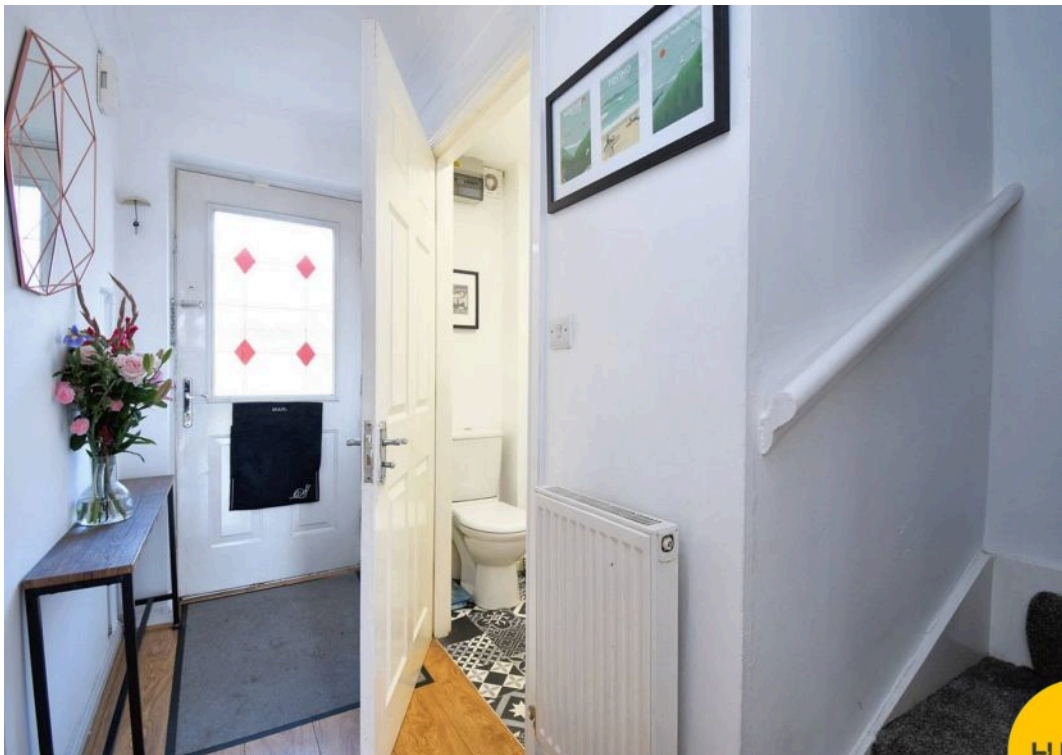
Bedroom Three

7' 5" x 6' 0" (2.26m x 1.83m)

Bathroom

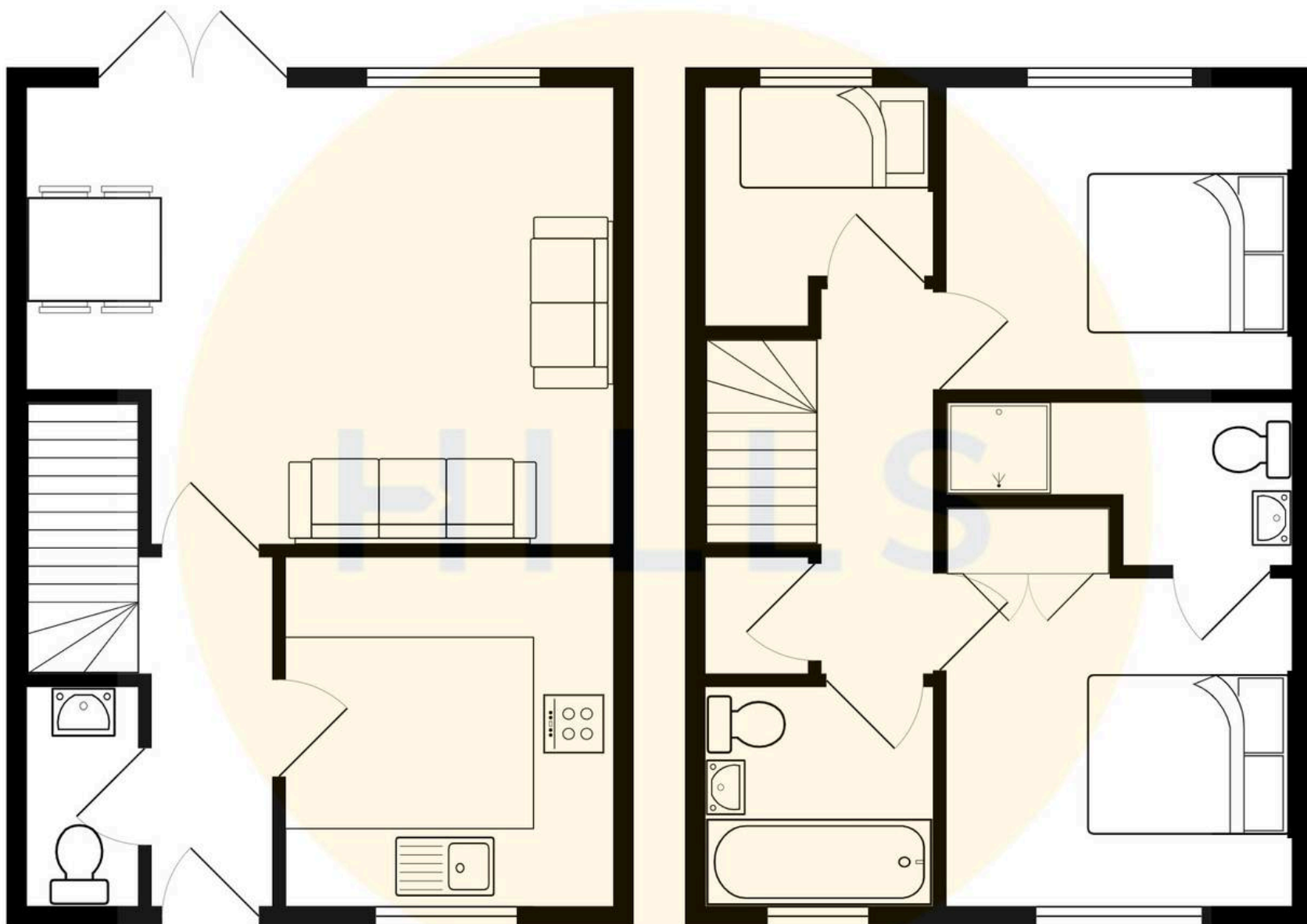
6' 3" x 5' 4" (1.91m x 1.63m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – 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.