



Balshaw Avenue, Irlam

Manchester



Offers Over £250,000

Balshaw Avenue

Irlam, Manchester

Superb three bed semi with two receptions, conservatory, garage, off-road parking, low maintenance garden. Near schools, shops, and transport. No onward chain. Ideal for families or first time buyers.

Council Tax band: C

Tenure: Freehold

- Fantastic Three Bedroom Semi Detached Offered to the Market with No Onward Chain
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms, Two with Fitted Wardrobes
- Three Piece Fitted Bathroom Suite & Downstairs W.C.
- Potential to Further Develop and Create Your Perfect Home
- Low Maintenance Enclosed Rear Garden
- Off Road Parking and approx 27ft Garage
- Surrounded by Excellent Amenities & Transport Links



Entrance Hallway

Reception Room One

12' 5" x 11' 8" (3.79m x 3.56m)

Reception Room Two

12' 6" x 11' 3" (3.81m x 3.43m)

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)

Conservatory

10' 3" x 8' 6" (3.12m x 2.59m)

Garage

27' 5" x 7' 8" (8.36m x 2.34m)

Downstairs W.C.

4' 5" x 2' 6" (1.35m x 0.76m)

Landing

Bedroom One

11' 4" x 9' 6" (3.45m x 2.90m)

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)

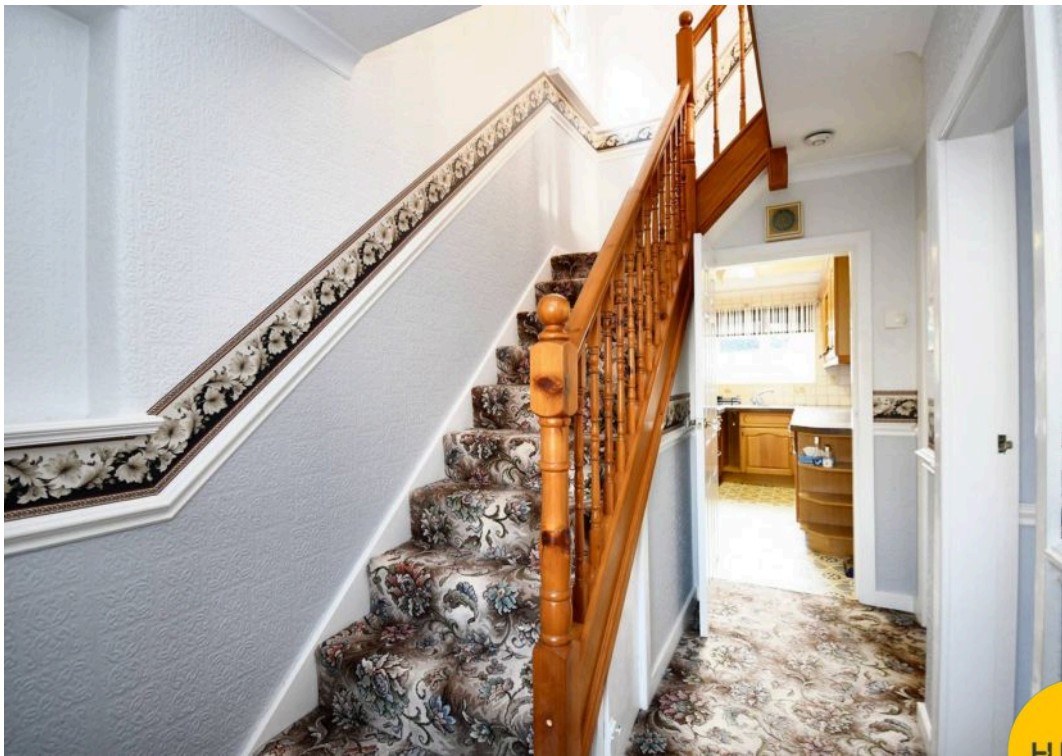
Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)



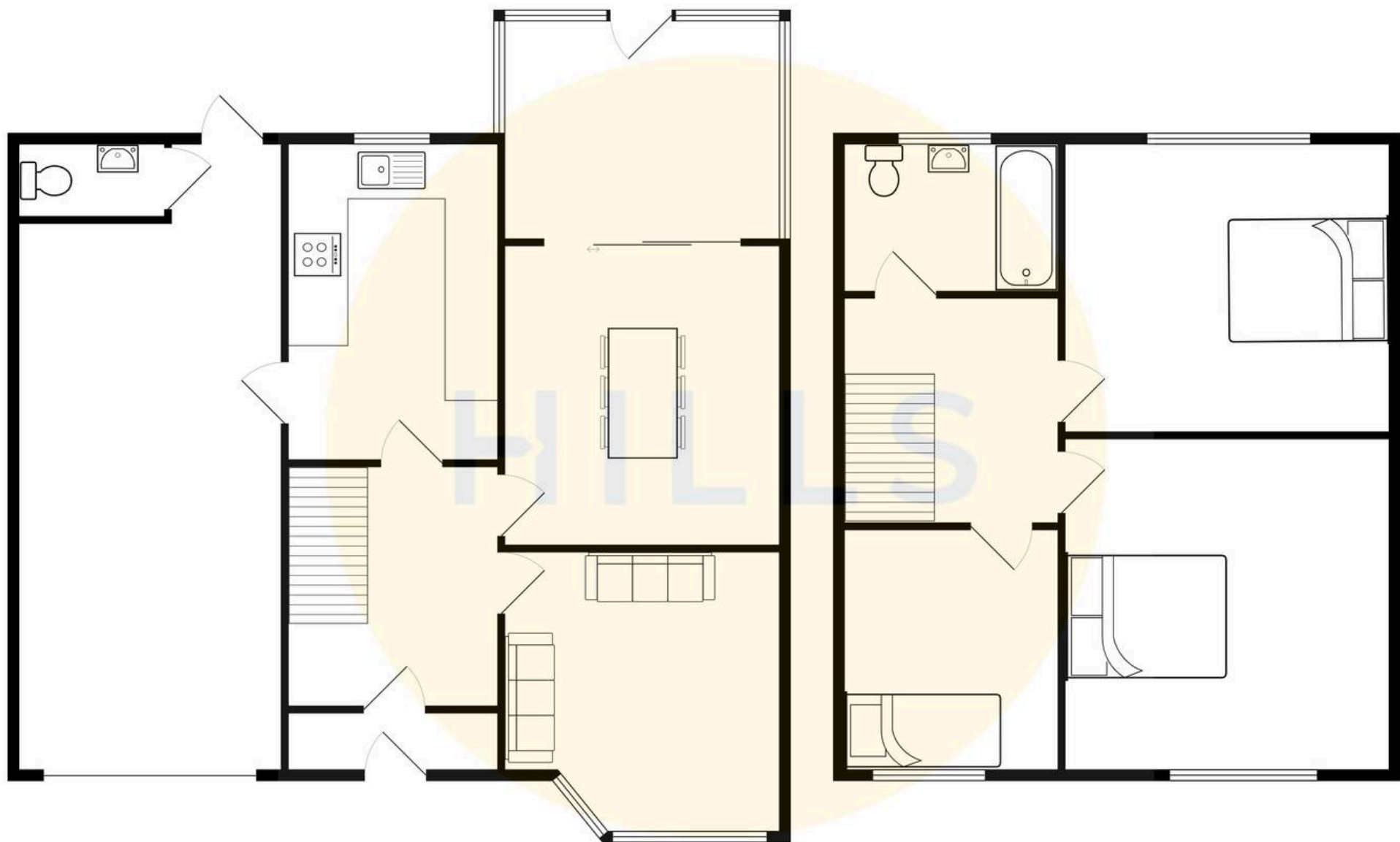
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