

Hartley Grove, Irlam

Manchester



Offers Over £255,000

# Hartley Grove

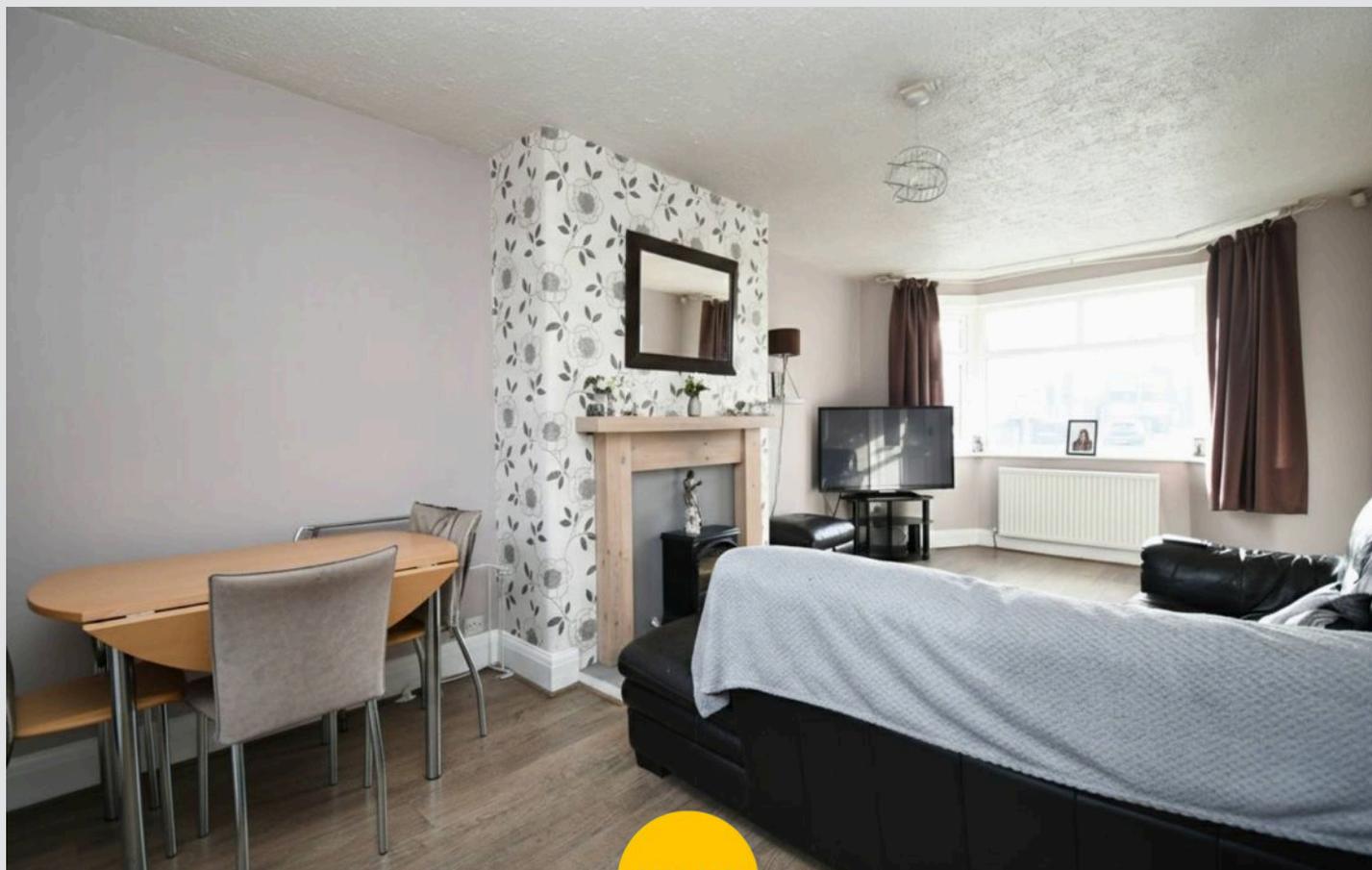
Irlam, Manchester

Extended three bed semi on a corner plot in a quiet cul-de-sac. Open-plan living, conservatory, loft room, modern kitchen, off-road parking, garage, and scope for development. Close to schools and transport.

Council Tax band: B

Tenure: Leasehold

- Occupying a Generous Corner Plot Offering Scope for Further Development
- Extended Three Bedroom semi Detached Property Situated at top of a Lovely Quiet Cul De Sac
- Open Plan Lounge & Dining Room and a Conservatory
- Fitted Modern Kitchen
- Three Bedrooms, Master with Fitted Bedrooms and a Converted Loft Space
- Modern Shower Room
- Off Road Parking for Multiple Cars and Detached Garage
- Well Kept, wrap Around Private Mature Gardens
- Excellently Located Close to Local Amenities and Transport Links



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**Entrance Hallway**

6' 11" x 6' 9" (2.12m x 2.06m)

**Lounge / Diner**

10' 7" x 20' 1" (3.22m x 6.11m)

**Kitchen**

10' 0" x 17' 0" (3.05m x 5.18m)

**Conservatory**

9' 8" x 7' 10" (2.94m x 2.39m)

**Landing**

**Bedroom One**

10' 6" x 11' 10" (3.21m x 3.61m)

**Bedroom Two**

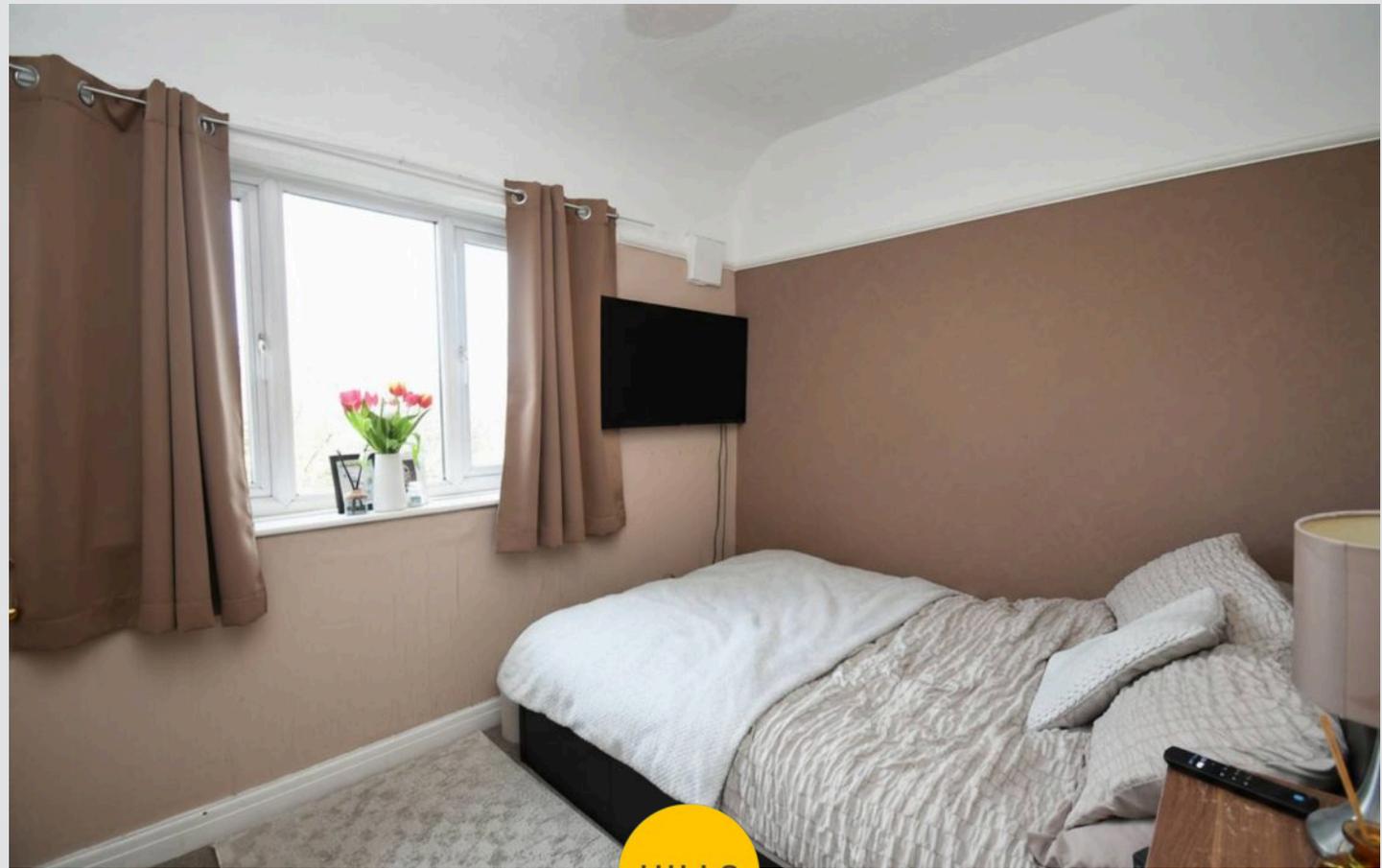
10' 2" x 7' 11" (3.10m x 2.42m)

**Bedroom Three**

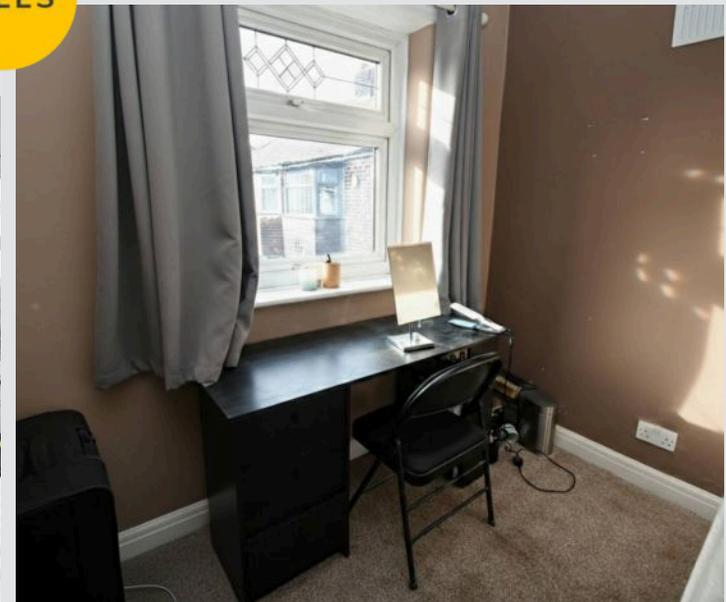
7' 4" x 7' 3" (2.24m x 2.20m)

**Bathroom**

7' 1" x 7' 1" (2.17m x 2.17m)



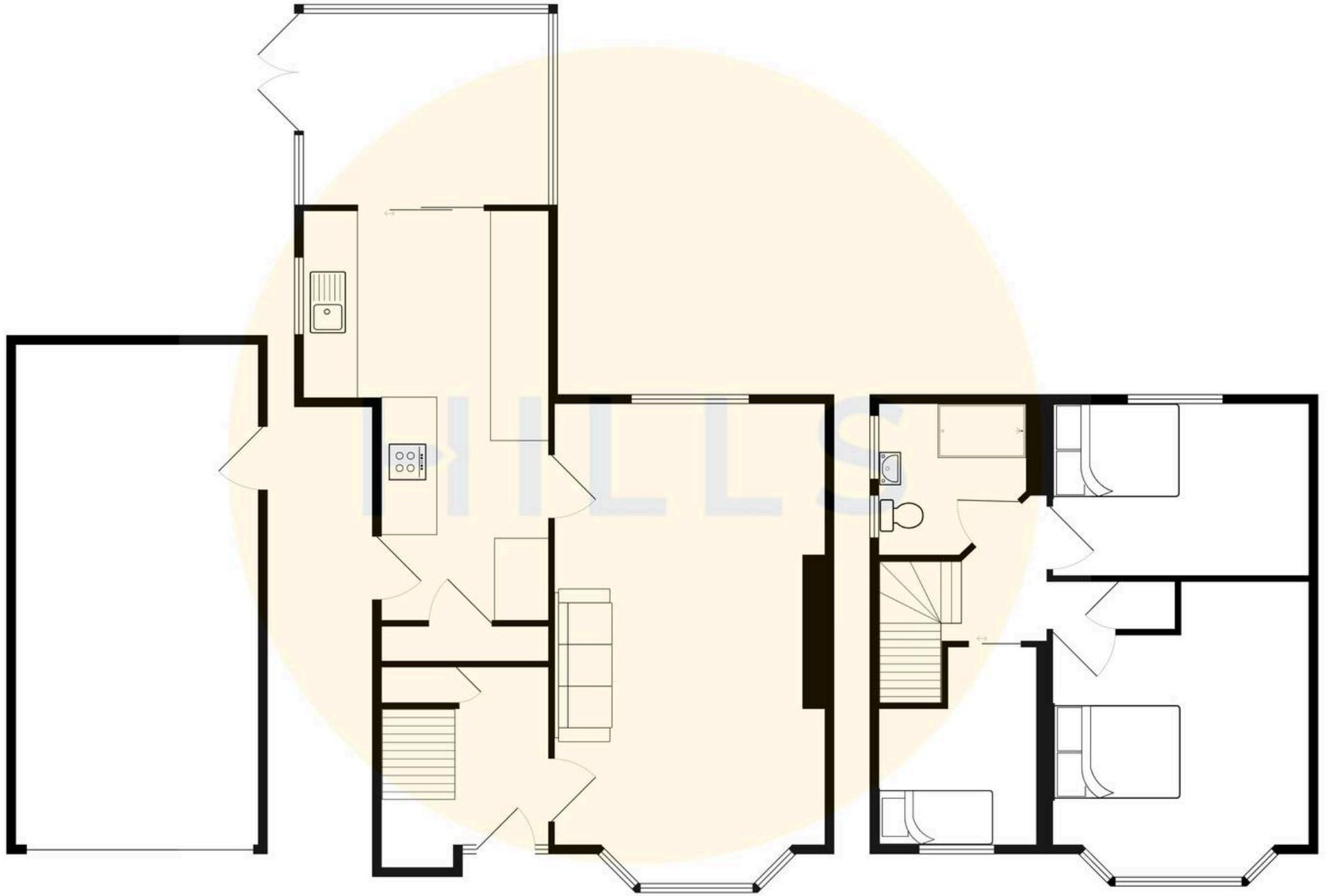
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