



Fiddlers Lane, Irlam

Manchester



Offers in Region of £230,000

Fiddlers Lane

Irlam, Manchester

This is a fabulous three bedroom semi detached property suitable for first time buyers & families alike, ready to move in to and unpack your bags. Offering scope for further potential with the private, sun drenched rear garden approaching 150ft. The property also has potential for off road parking to the front and is easily accessible to an array of amenities & transport links.

Council Tax band: A

Tenure: Freehold

- Chain free property
- Recently redecorated and new carpets throughout
- Ready to unpack and move straight into
- Family lounge
- Modern fitted kitchen & dining room
- Three bedrooms
- Family bathroom suite
- Opportunity for further development
- Approx 150ft rear garden that benefits from the sun
- Potential for off road parking



Hallway

Welcoming entrance hallway with PVC door, ceiling light point and power point

Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

Ceiling light point, double glazed window, electric fire, two wall light points, wall mounted radiator and power points.

Kitchen Diner

17' 4" x 7' 6" (5.28m x 2.29m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit and space for a fridge freezer, washer, dryer and cooker. Under stairs storage cupboard, ceiling light point, double glazed window, PVC door and power points.

Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m)

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

Bedroom Two

9' 7" x 6' 6" (2.92m x 1.98m)

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

Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

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

Bathroom

9' 1" x 7' 9" (2.77m x 2.36m)

Fitted with a three piece suite including a hand wash basin, WC and shower over the bath. Ceiling light point, double glazed window and heated towel rail.

Externally

Spacious lawn and paved patio to the rear with side gate access with potential for off road parking to the front.



HILLS







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