



Leyland Avenue, Irlam

Manchester



£265,000

Leyland Avenue

Irlam, Manchester

Council Tax band: B

Tenure: Leasehold



HILLS



Reception Room One

10' 11" x 19' 1" (3.32m x 5.82m)

Featuring an electric fire. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen

20' 6" x 17' 4" (6.26m x 5.29m)

Featuring complementary wall and base units with integral cooker and hob. Space for a washing machine, dryer and fridge freezer. Complete with ceiling spotlights, three skylights, double glazed window and wall mounted radiator. Fitted with double glazed patio doors, uPVC side door and laminate flooring.

Bedroom One

10' 3" x 11' 10" (3.12m x 3.60m)

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

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.48m)

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

Bedroom Three

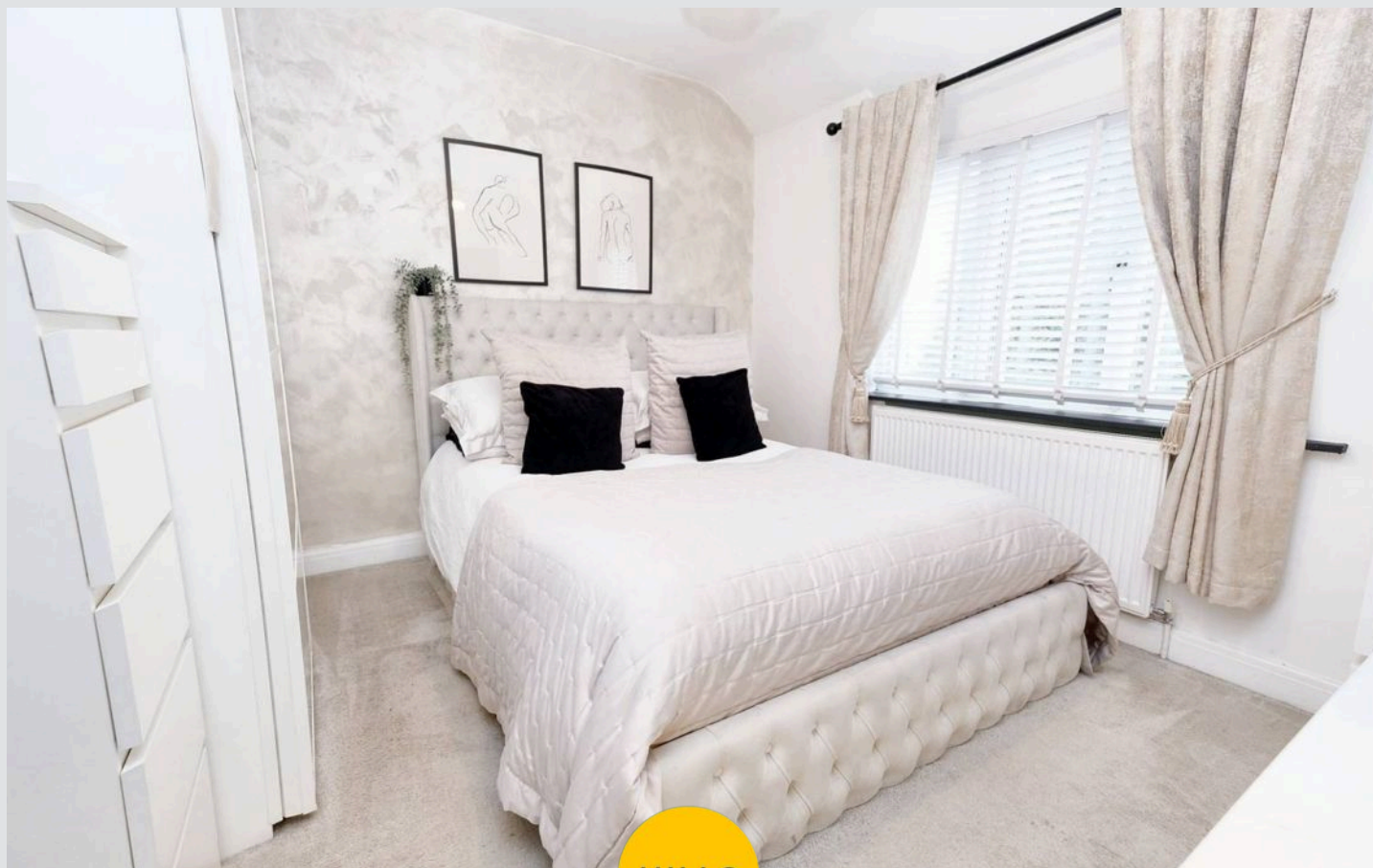
7' 7" x 8' 0" (2.30m x 2.45m)

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

Bathroom

7' 2" x 5' 0" (2.18m x 1.52m)

Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.



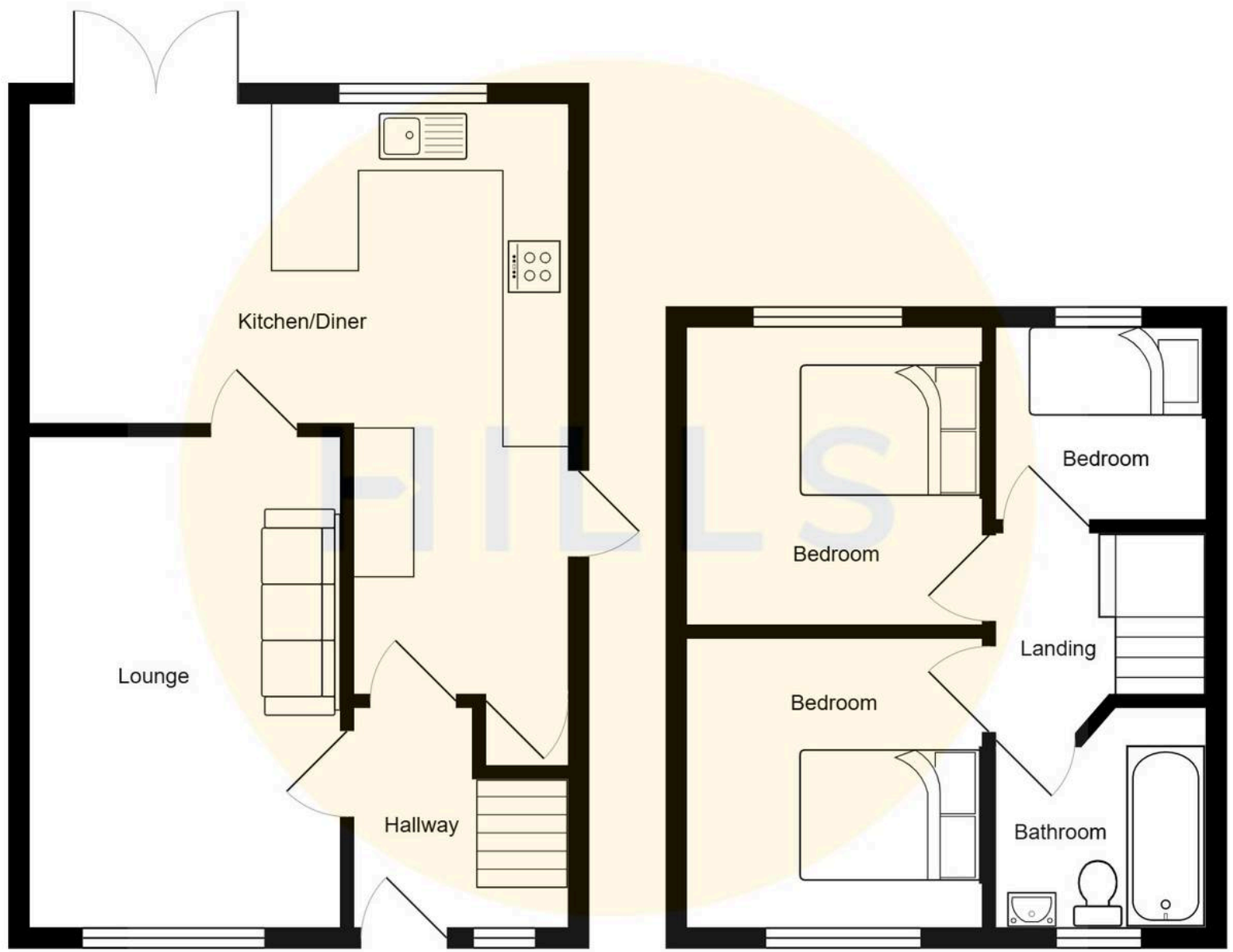
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