



Sunflower Meadow, Irlam

Manchester



Offers in Region of **£425,000**

Sunflower Meadow

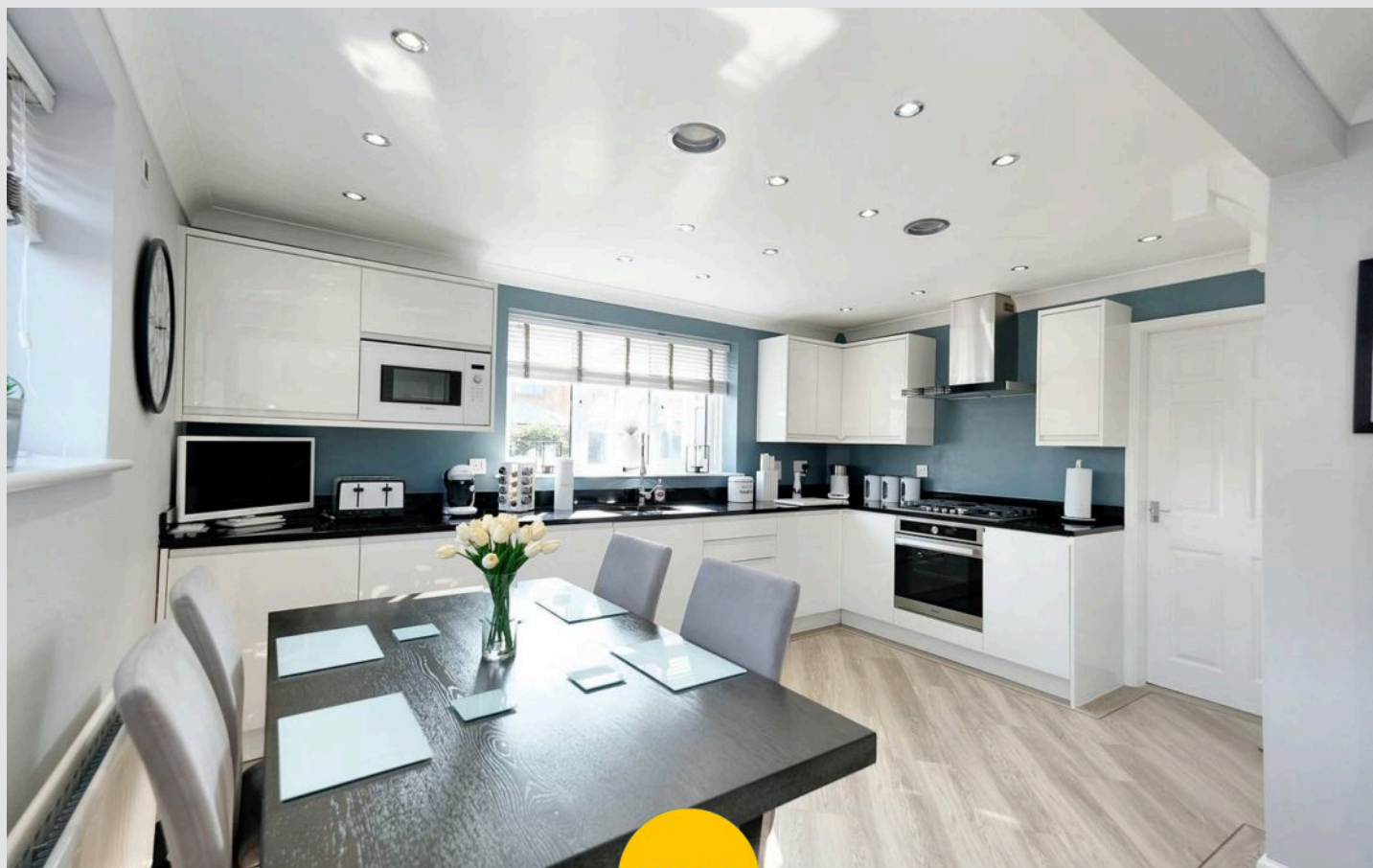
Irlam, Manchester

Immaculate detached family home on quiet cul de sac. Features spacious lounge, conservatory, second reception room. Four bedrooms, two with fitted wardrobes. Beautiful gardens, off-road parking, garage. Prime location near amenities. Book a viewing today!

Council Tax band: D

Tenure: Freehold

- Immaculate, Detached Family Home, Situated on a Quiet Cul De Sac on a Highly Sought After Development
- 26ft Family Lounge along with an 18ft Conservatory and Second Reception Room
- Open Plan Contemporary Fitted Kitchen and Dining Space with Integrated Appliances
- Four Generous Bedrooms, Two Complete with Fitted Wardrobes
- Three Piece Family Bathroom Suite, En Suite and Guest W.C.
- Beautifully Kept Gardens to the Front & Rear
- Off Road Parking and Garage to the Rear
- Surrounded by Excellent Local Amenities Including Shops, Parks, Schools and Brilliant Transport Links



Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and luxury vinyl tile flooring.

Lounge

26' 0" x 11' 1" (7.92m x 3.38m)

Featuring a gas fire (capped) and speakers. Complete with two ceiling light points, three wall light points, double glazed window and two wall mounted radiators. Fitted with patio doors and carpet flooring.

Reception Room Two

16' 2" x 7' 6" (4.93m x 2.29m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with uPVC door and laminate flooring.

Kitchen

13' 9" x 13' 1" (4.19m x 3.99m)

Featuring complementary wall and base units with quartz worktops, five ring gas hob and electric oven. Integral washing machine and dryer. Space for a dishwasher. Complete with ceiling spotlights, speakers, two double glazed windows and wall mounted radiator. Fitted with uPVC door and luxury vinyl tile flooring. Storage cupboard and boiler.

Downstairs W.C.

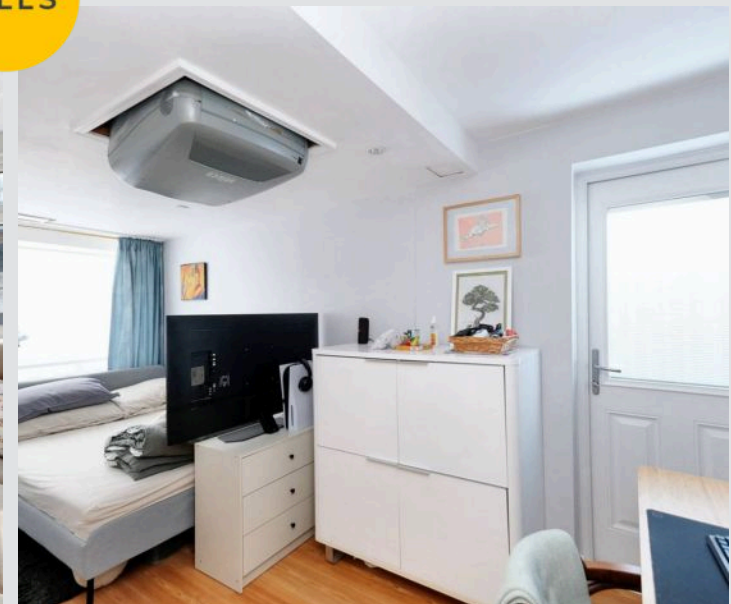
5' 6" x 3' 0" (1.68m x 0.91m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and luxury vinyl tile flooring

Conservatory

17' 4" x 12' 7" (5.28m x 3.84m)

Featuring an electric fire. Complete with a wall light point, double glazed window and French doors. Fitted with tiled flooring.



Landing

Complete with a ceiling light point, storage cupboard and carpet flooring. Loft access.

Bedroom One

13' 2" x 12' 3" (4.01m x 3.73m)

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

En suite

7' 9" x 3' 3" (2.36m x 0.99m)

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

Bedroom Two

9' 6" x 9' 2" (2.90m x 2.79m)

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

Bedroom Three

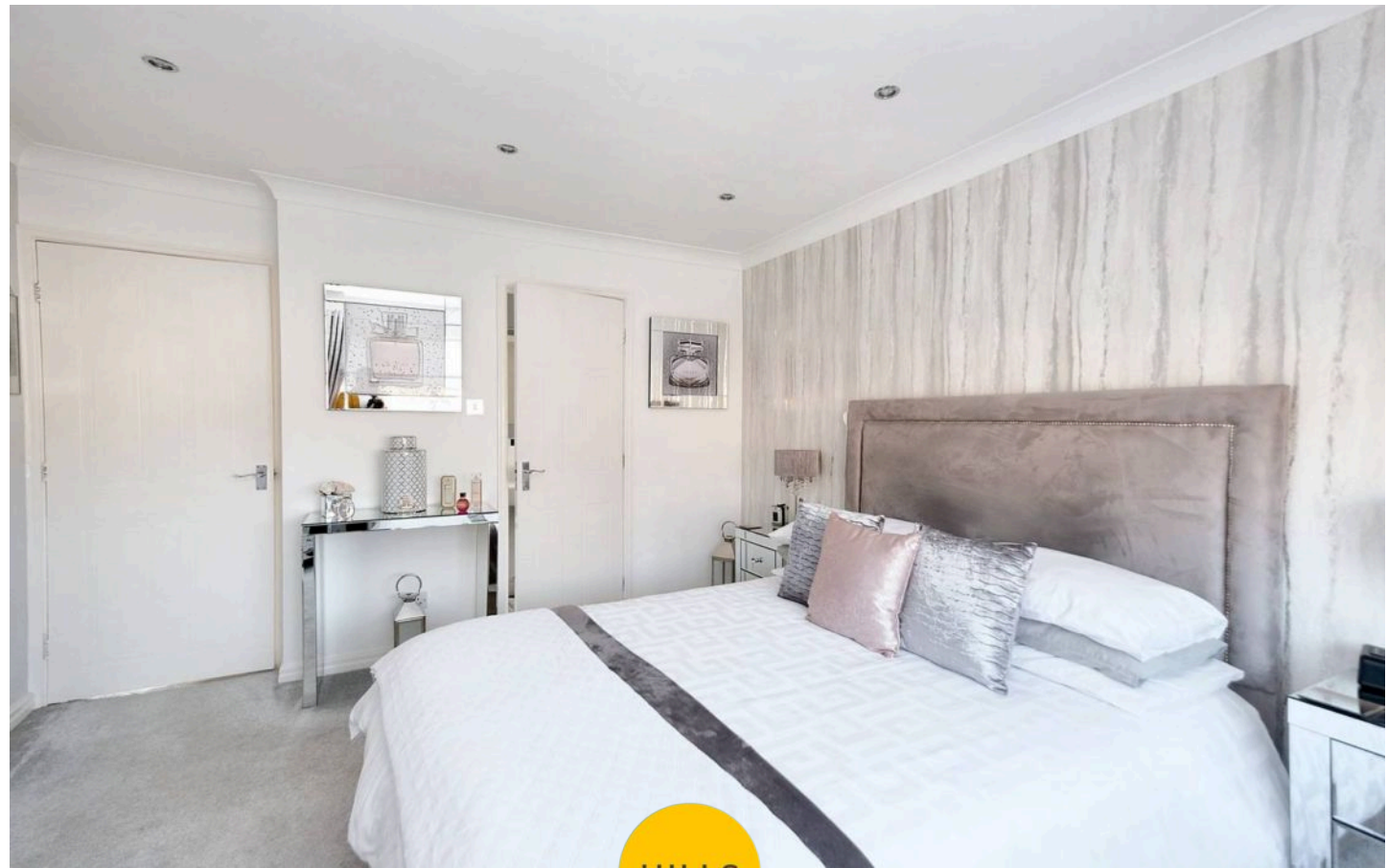
10' 9" x 13' 3" (3.28m x 4.04m)

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

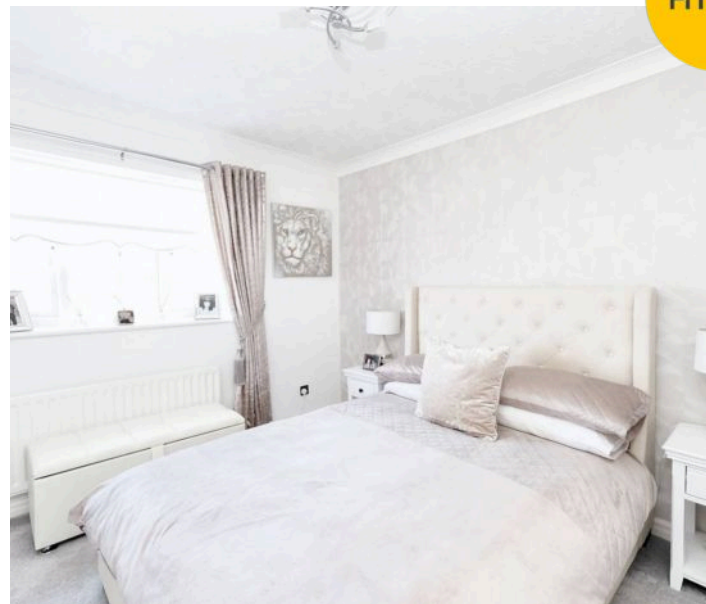
Bedroom Four

9' 6" x 8' 0" (2.90m x 2.44m)

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



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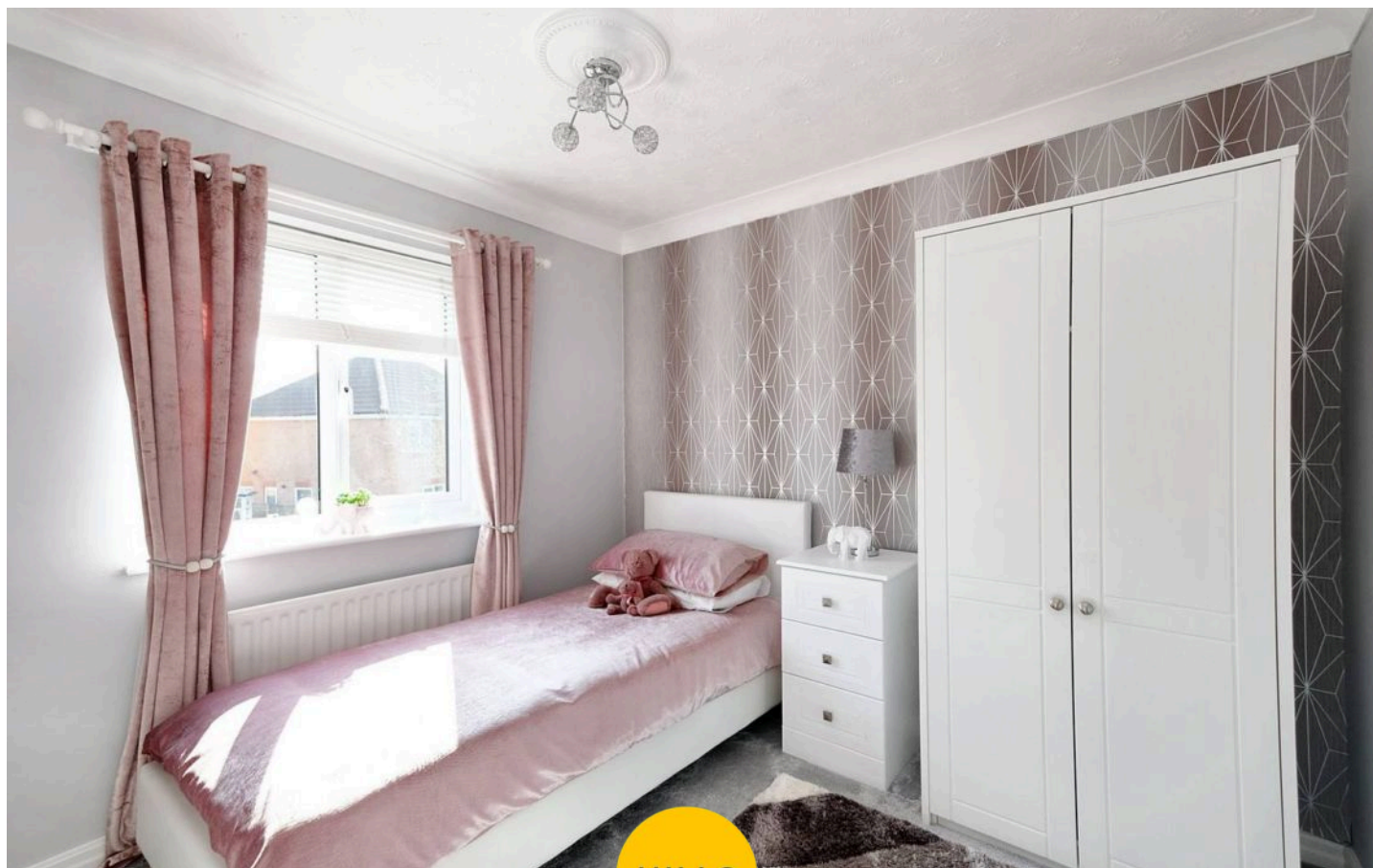
Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

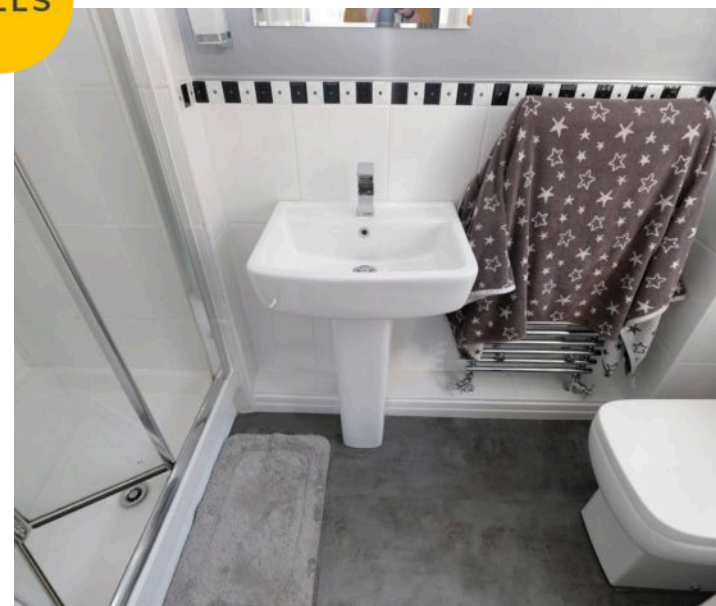
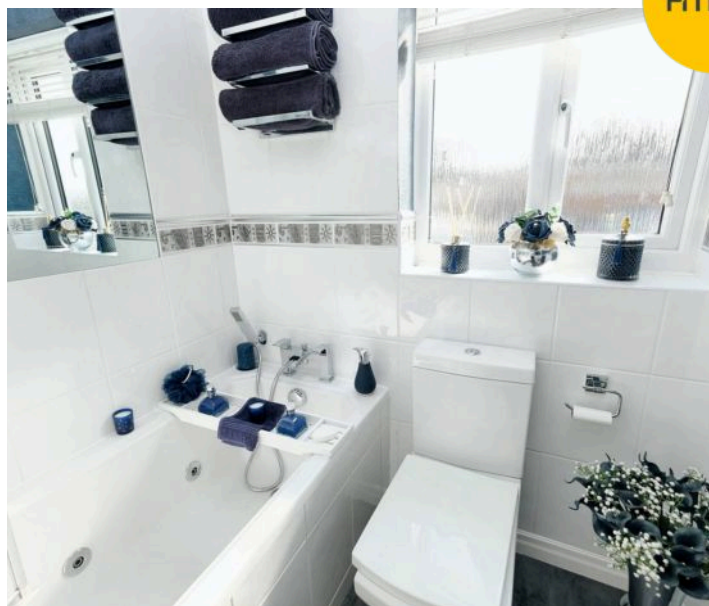
Featuring a three piece suite including jacuzzi bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and laminate tile flooring.

External

To the rear of the property is a garden with composite decking, lawn with planted borders, wooden shed and summer house.



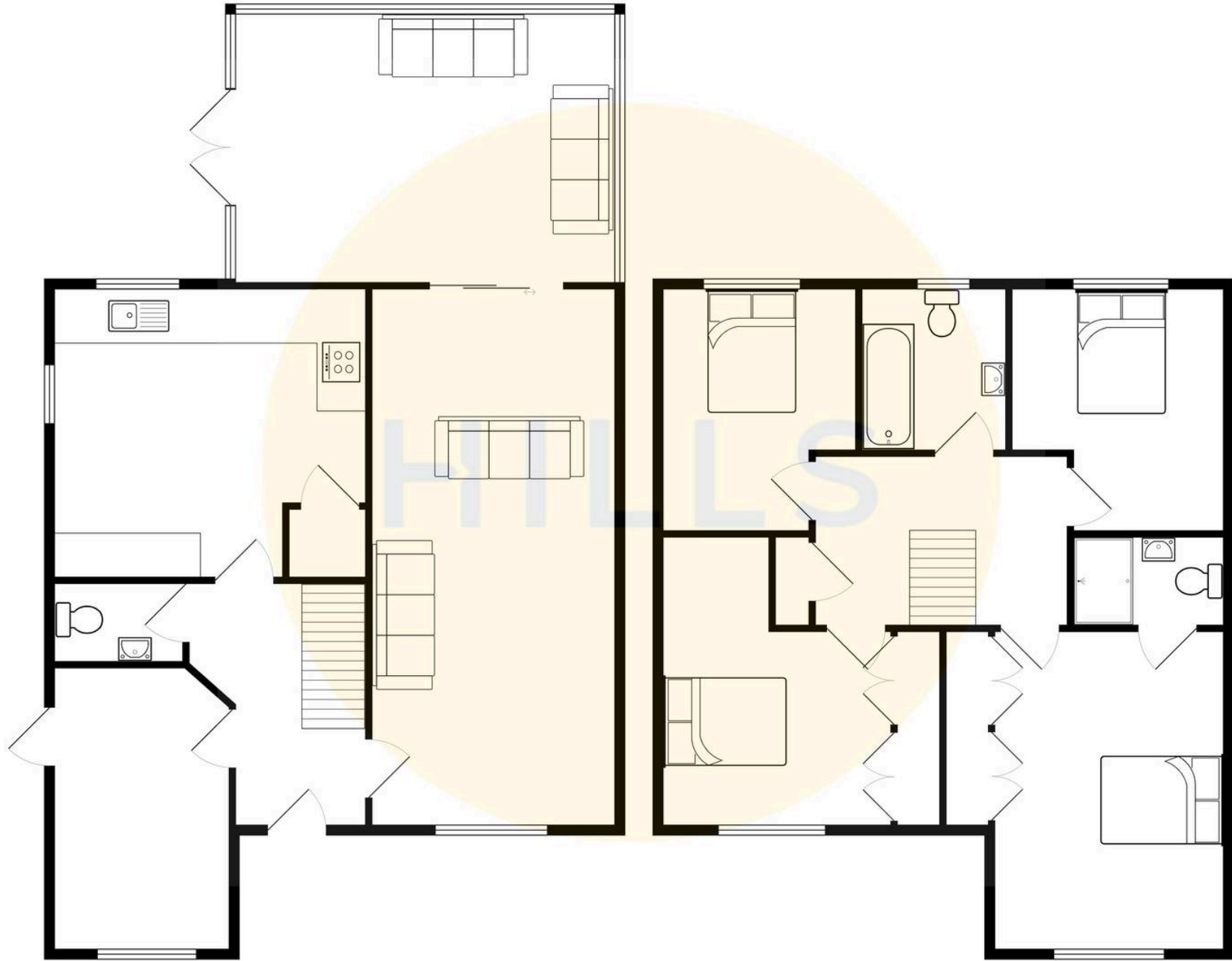
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