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77 Irlam Road, Manchester, M41 6JU
Guide price £360,000

SPACIOUS FAMILY HOME | APPROX. 1,389 SQ FT | FOUR BEDROOMS | TWO RECEPTION ROOMS | FREEHOLD

Offering approximately 1,389 sq ft of versatile accommodation, this substantial family home on Irlam Road presents an exciting opportunity for buyers seeking generous living space in Urmston.
With two reception rooms, a spacious kitchen/diner and a flexible ground-floor fourth bedroom, the property offers a layout that can adapt to the needs of modern family life.

The ground floor comprises a welcoming entrance hall, two reception rooms, a kitchen/diner, separate utility room and an additional bedroom, which could equally be utilised as a home office, playroom or guest room.

To the first floor are three bedrooms, a family bathroom and a separate WC.
Externally, the property benefits from ample off-road parking and a rear garden, providing outdoor space for entertaining, gardening and family enjoyment.

For those looking to create a home tailored to their own requirements, there is further potential to extend or reconfigure the accommodation, subject to the necessary planning permissions and consents.

Conveniently positioned for Urmston's shops, restaurants, schools and transport connections, the property offers access to Urmston railway station and the M60 motorway.

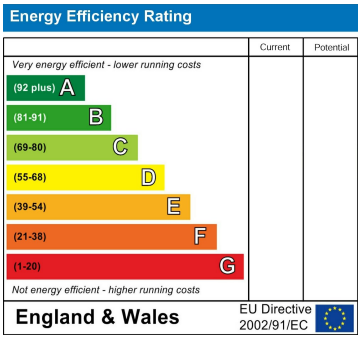


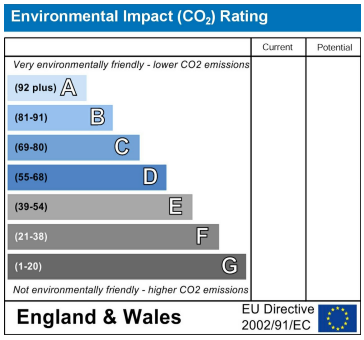


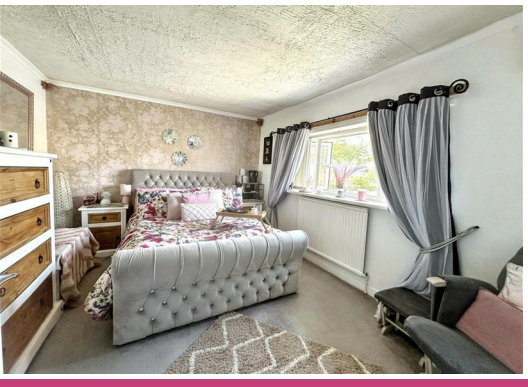


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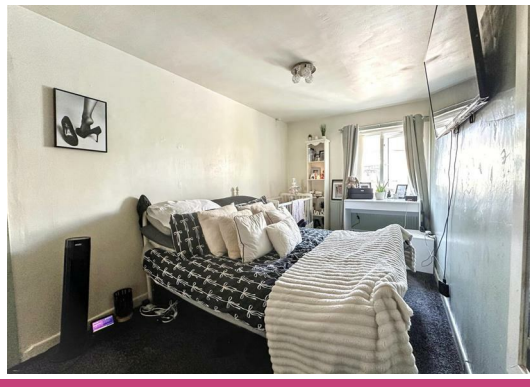
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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