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77 Irlam Road, Manchester, M41 6JU
Offers in excess of £360,000

An excellent opportunity to acquire a spacious and versatile four-bedroom family home in a highly sought-after location, offering generous living accommodation and exciting potential to extend, subject to the necessary planning permissions and consents.

The property boasts two well-proportioned reception rooms, a spacious kitchen/diner, separate utility room and a ground-floor bedroom, ideal for guests, home working or flexible family living.
Upstairs offers three generously sized bedrooms, a family bathroom and separate WC.

A key feature of this property is its potential for further extension or reconfiguration, subject to the necessary planning permissions and approvals. This presents a fantastic opportunity for buyers looking to create their dream family home and potentially add value.

Ideally located close to Urmston town centre, excellent local schools, shops, restaurants and transport links, including the M60 motorway and Urmston Train Station.

With generous living space, off-road parking and exciting future potential, this property is a fantastic opportunity for families and buyers looking to put their own stamp on a home.

Early viewing is highly recommended.

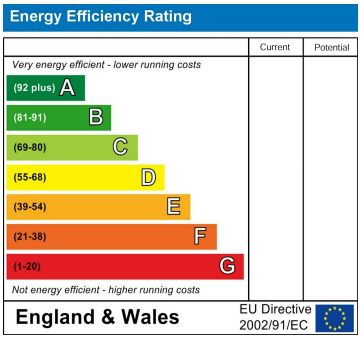


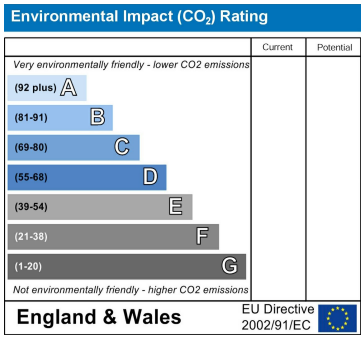


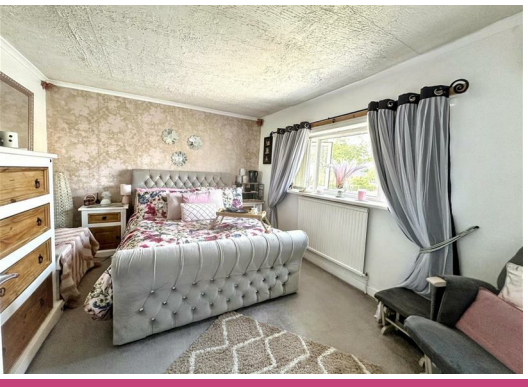


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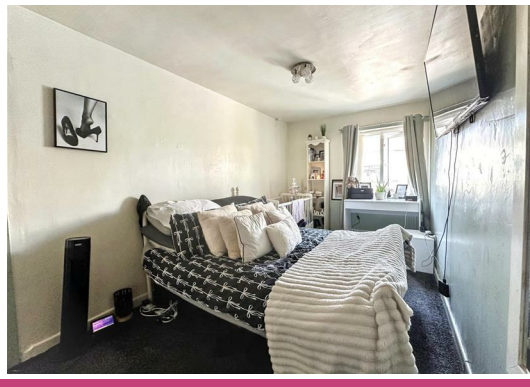
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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