



165 Liverpool Road Irlam, M44 6DA

Offered for sale this stunning Freehold character property has retained many of its original features and is located opposite St John the Baptist Church. With no onward chain and vacant possession and although modernisation/renovation is required, this is a fabulous opportunity to purchase a substantial family home occupying a large plot, with many options to extend onto the original property. In its present format the property briefly comprises of three reception rooms, two family bathrooms, four bedrooms (three king sized), dining room and fitted kitchen

To the front of the property are paved and tarmac driveways for several vehicles and mature flowerbeds and at the rear is a spacious paved patio area, detached brick garage, extensive garden with mature trees, shrubs and flowerbeds and set over 3 levels

Viewing is highly recommended in order to appreciate the opportunities this character home has to offer

Guide price £375,000



- Four Bedroom Detached Character Property
- Three Spacious Reception Rooms
- Detached Brick Garage & Parking for Several Vehicles
- No Onward Chain and Vacant Possession
- Occupying a Substantial Plot - In Need of Modernisation
- Large Downstairs Family Bathroom
- Substantial Rear Garden & Patio Area
- Three King Size Bedrooms & One Single Bedroom
- Fitted Kitchen and Separate Dining Room
- Excellent Commuter & Transport Links

Hallway

Carpet flooring, two ceiling light fittings, 2 single panel radiator, under stairs storage and external door leading to the side of the property

Reception 1

16'0" x 11'5" (max) (4.9 x 3.5 (max))

Situated at the rear of the property with two walk-in bay windows with uPVC double glazed units, carpet flooring, ceiling light fitting and single panel radiator

Reception 2

14'9" x 11'1" (max) (4.5 x 3.4 (max))

Situated to the front of the property, walk-in curved bay with original leaded and stained window, ceiling light fitting, carpet flooring and single panel radiator

Reception 3

12'9" x 9'2" (max) (3.9 x 2.8 (max))

Situated at the front of the property with 2 original leaded windows to the front and side, carpet flooring, ceiling light fitting and single panel radiator

Dining Room

10'5" x 10'2" (max) (3.2 x 3.1 (max))

Beautiful carved wooden door leads from the hallway to the dining room, which features a decorative brick fireplace, single panel radiator, serving hatch the reception room 1 and open archway leading to the kitchen

Kitchen

13'9" x 10'2" (max) (4.2 x 3.1 (max))

Fully fitted kitchen with a range of wall and base units, integrated loft access, single panel radiator, carpet flooring and ceiling light double oven, hob, plumbed for automatic washing machine, 2 external uPVC windows, single panel radiator, loft access and 2 ceiling light fittings

Downstairs Family Bathroom

10'2" x 8'6" (max) (3.1 x 2.6 (max))

Large family bathroom with large corner bath and shower, wash basin with pedestal and low level WC. Walk-in bay window with original leaded and stained glass, tiled floor, part tiled walls, single panel radiator and ceiling lights

Stairs/Landing

Carpet flooring with ceiling light fitting

Bedroom 1

16'0" x 10'2" (max) (4.9 x 3.1 (max))

Situated at the rear of the property with carpet flooring, window with wooden fold-back shutters, single panel radiator and ceiling light fitting

Bedroom 2

15'1" x 11'5" (max) (4.6 x 3.5 (max))

Situated to the front of the property with curved walk-in bay with original leaded and stained glass window, carpet flooring, single panel radiator, ceiling light fitting and sink vanity unit

Bedroom 3

14'9" x 11'1" (max) (4.5 x 3.4 (max))

Situated at the rear of the property with 2 external windows, carpet flooring, fitted wardrobes, vanity sink unit, single panel radiator and ceiling light fitting

Bedroom 4

9'2" x 8'2" (max) (2.8 x 2.5 (max))

Situated at the front of the house with angled ceiling, high original leaded and stained glass window, external side window, double oven, hob, plumbed for automatic washing machine, 2 ceiling light fittings

Upstairs Family Bathroom

White suite with push button WC, basin with pedestal, bath with wooden side panel and Victorian style shower, separate shower cubicle, uPVC double glazed window, tiled walls, ceiling lights and single panel radiator

Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links to Manchester and Warrington. This property is ideally placed for schools and nurseries and close to children's play areas and cycle route pathways

Particulars

Please note...all measurements have been taken with a sonic measure and are therefore subject to a margin of error

Services

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

From M60 head south-west on Liverpool Road/A57 towards Worsley Road/B5211. At the roundabout, take the 2nd exit and stay on Liverpool Road/A57. Turn right to stay on Liverpool Road/A57. At the roundabout, take the 3rd exit onto Liverpool Rd/B5320.



Floor Plan



Total area: approx. 177.7 sq. metres (1913.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.