



Offers in Excess of £208,000

bettermove

Irwell Avenue Manchester

Bettermove are proud to present this 4 bedroom end of terrace house in Little Hulton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

The interior of this well presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor has been converted into a spacious loft room with an ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Little Hulton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Walkden Train Station, the M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

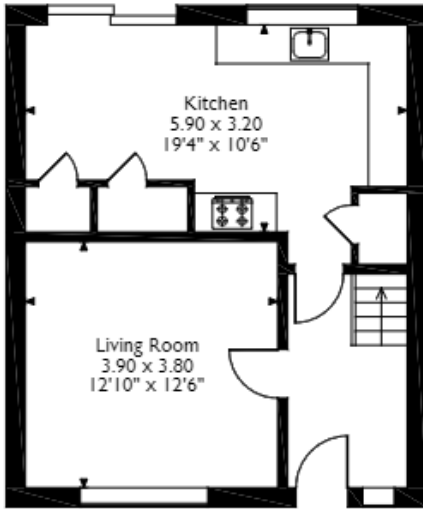
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

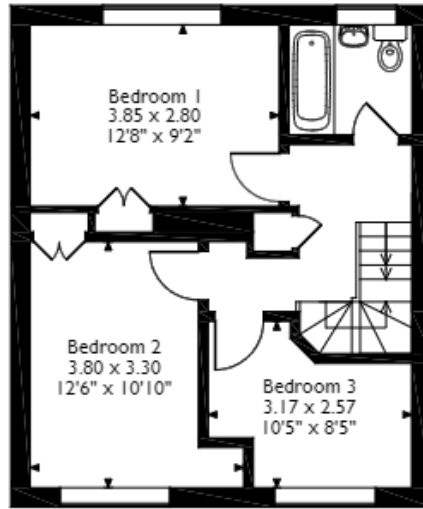
The exclusivity fee is returned to you upon successful completion of the property.



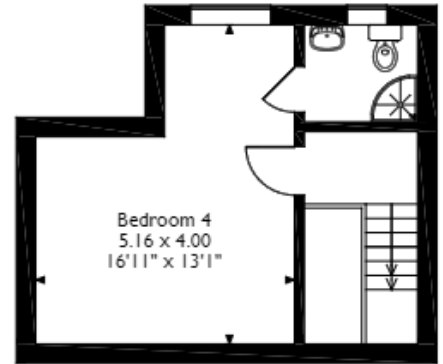
Irwell Avenue, Little Hulton, Manchester
 Approximate Gross Internal Area
 110 Sq M / 1184 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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