

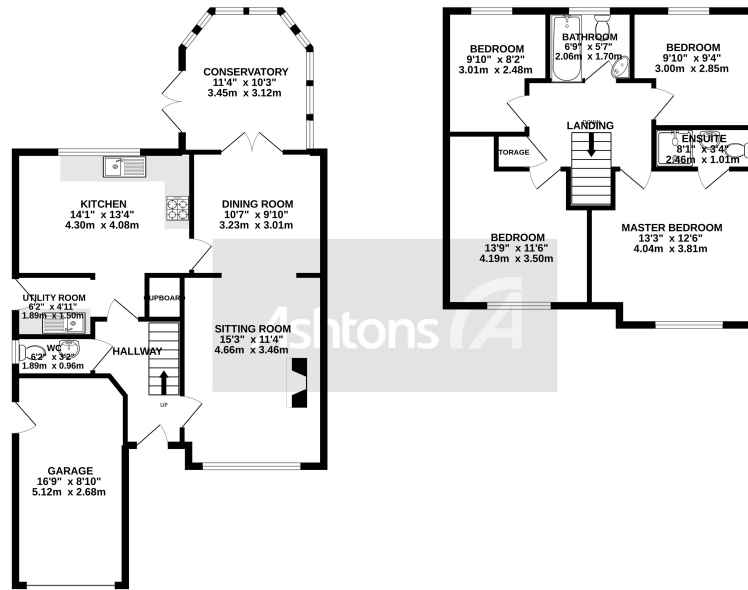
New



*Rixtonleys Drive, Irlam. M44 6RN.*  
*£419,995*

Four spacious bedrooms | En suite to master bedroom | Two reception rooms and a conservatory |  
Garage converted into music room | Freehold title | Desirable location |





TOTAL FLOOR AREA: 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or reliability in the future. Made with Metropix 6022

Alluring and appealing this beautiful Four Bedroom Detached home, ticks many boxes. With two reception rooms and a conservatory to the rear, bringing modern living to this family home with plenty of space for entertaining. Every room is simply perfect, with spacious family rooms. To the rear of the property there is a lawned garden with patio area.

This home consists of: Hallway with Tiled Flooring, Converted Garage which is now set up as a music room. Guest Toilet, lounge with a solid oak wooden floor, real flame fire with a Portuguese limestone fire surround and chrome power outlets which opens out into the dining room and doors lead to the conservatory, kitchen with plenty of storage and work space and utility room where the boiler is



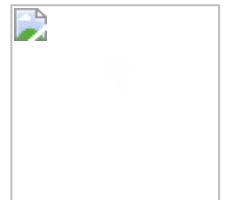
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Viewing is strictly by appointment only through Ashtons Estate Agency.

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