



Road View



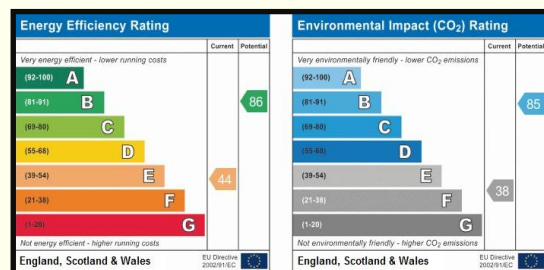
Location



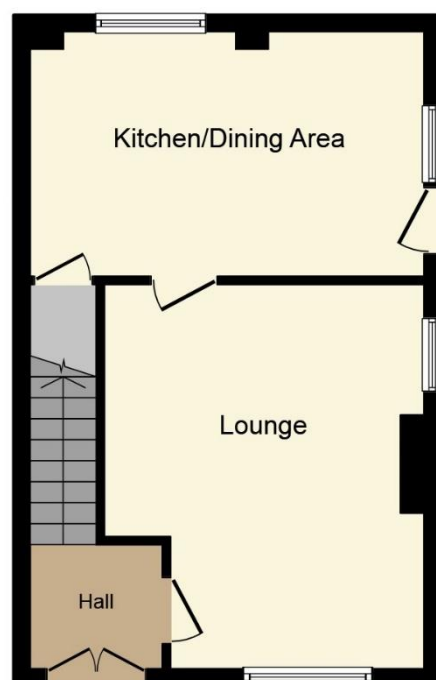
Front Garden



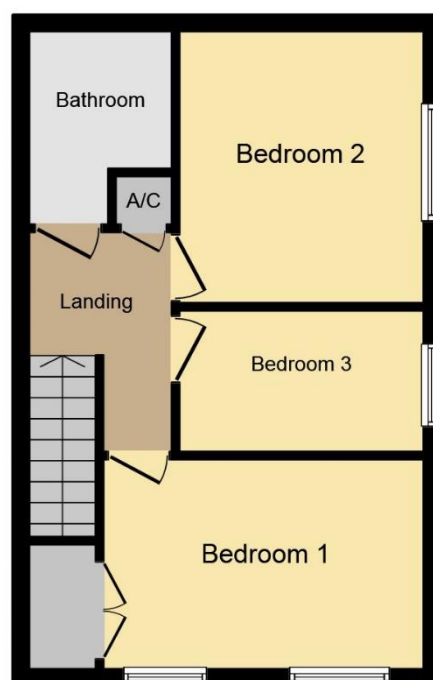
Side Garden



EPC AWAITED



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



[www.cardwells.co.uk](http://www.cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

## 18 IRVINE AVENUE, MANCHESTER, GREATER MANCHESTER M28 1LJ



- For Sale by Auction – T & C's apply
- Subject to undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Three bedroom detached
- Requires full refurbishment
- GAS CH & DG
- Excellent cul de sac location



**GUIDE PRICE £139,950**

**CARDWELLS BOLTON**  
11 Institute Street BL1 1PZ  
t: 01204 381 281  
e: bolton@cardwells.co.uk

**CARDWELLS BURY**  
14 market Street BL9 0AJ  
t: 0161 761 1215  
e: bury@cardwells.co.uk

**WHITEFIELD/PRESTWICH**  
44 Bury Old Rd M45 6TL  
t: 0161 773 1011  
e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson



\*View! Bid! Buy! For sale by Conditional Auction at The Village Hotel, Bury, BL9 7BQ on Thursday 23rd March. Registration from 6.30pm, auction commences at 7pm. Reservation fee payable by winning bidder\*

1960s built detached house in need of complete refurbishment. Enjoys a fine cul de sac location siding on to Leigh Rd having garden areas to front side and rear which offer potentials space for extension and parking. Has gas central heating and double glazing. This is a great opportunity to buy a detached house to modernize to own requirements. Comprises Hall, lounge, kitchen /diner, landing ,three bedrooms , bathroom. Call Cardwells for an appointment to view or arrange a viewing on your own property. This property is for sale by the North West Property Auction powered by iam-sold Ltd

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 5' 3" x 5' 2" (1.61m x 1.58m) Entrance Door & Radiator

**Lounge** 15' 3" x 12' 6" (4.65m x 3.81m) Two double glazed windows and radiator.

**Kitchen/Diner** 9' 9" x 15' 8" (2.96m x 4.77m) Stainless steel sink and drainer with mixer tap, complementary wall and base units, wall mounted GCH boiler, x2 double glazed windows to rear and side aspect, entrance door onto rear and side garden & radiator.

**Bedroom One** 8' 8" x 12' 5" (2.63m x 3.78m) Two double glazed windows, built in wardrobes and radiator.

**Bedroom Two** 10' 10" x 9' 7" (3.3m x 2.92m) Double glazed window and radiator.

**Bedroom Three** 5' 7" x 9' 8" (1.7m x 2.95m) Double glazed window and radiator.

**Bathroom** 7' 8" x 5' 9" (2.33m x 1.75m) Fitted with a three piece suite comprising, panel enclosed bath, low level WC & wash basin, double glazed window, tiled walls and radiator.

**Parking** On Road in front of house.

**External** There are sizable gardens to the front side and rear which could be made in to extra parking if so desired.

**Price** Starting Price £139,950

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**Entrance Hall**



**Bedroom Two**



**Bathroom**



**Bedroom One**



**Bedroom Three**



**Front Graden**

**Please note: all viewings are by appointment only through our Walkden Office**