



Oliver James  
ESTATE AGENT

SCAN ME

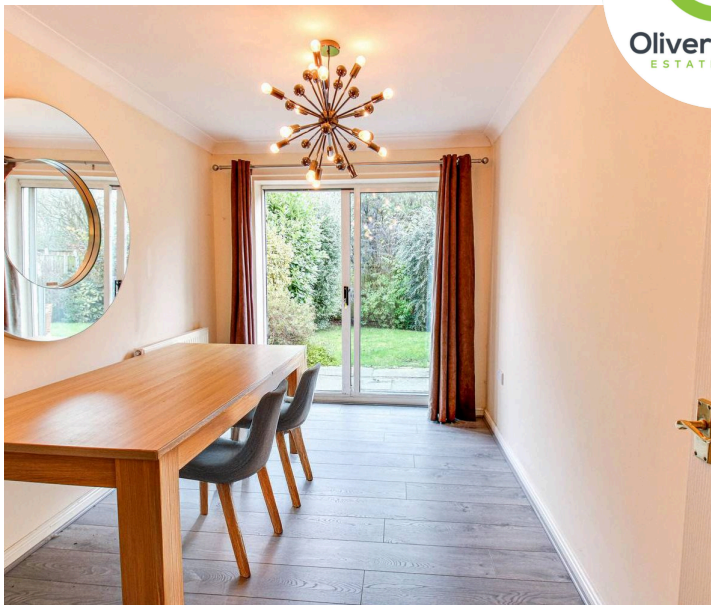


BOOK A VIEWING

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**Powder Mill Close, Irlam**

In Excess of **£350,000**



## 11 Powder Mill Close

Irlam, Manchester

Modern 4-bed detached house in sought-after cul-de-sac. Spacious layout, 2 reception rooms, integral garage, en suite main bedroom, private garden. Freehold. Ideal for family living or entertaining.

Council Tax band: D

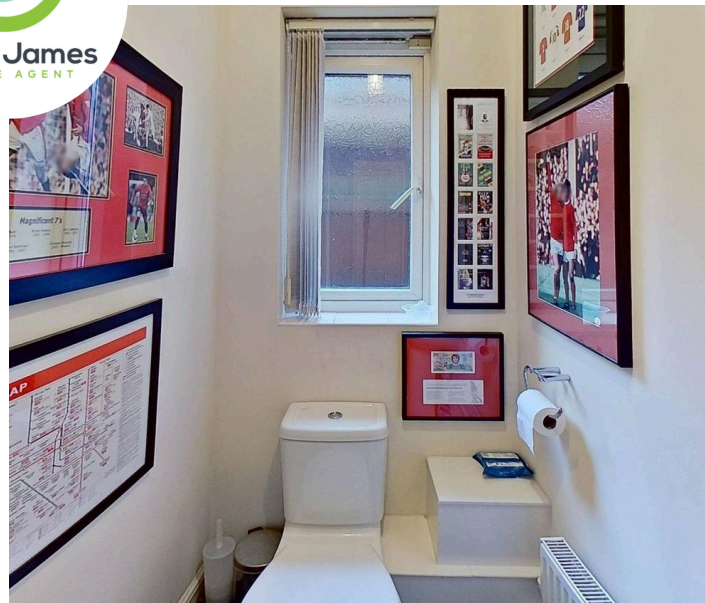
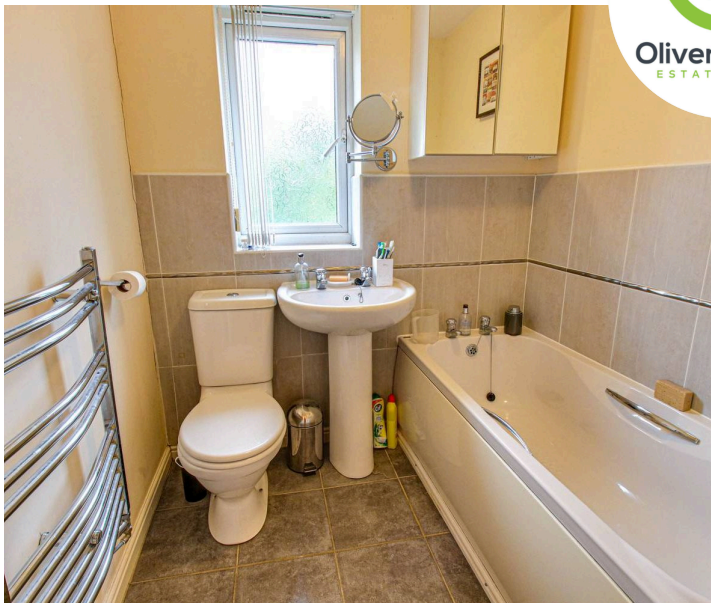
Tenure: Freehold

- Modern Four Bedroom Detached
- Downstairs WC
- Two Reception Rooms
- Main Bedroom with En Suite and Fitted wardrobes/units
- Private Garden Area with Lawn and Patio
- Large Driveway
- Integral Garage
- Cul-De-Sac Location
- Freehold





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### Hallway

Laminate flooring, understairs storage and radiator.

### Lounge

11' 6" x 14' 9" (3.50m x 4.50m)

Two rear facing upvc windows, laminate flooring, electric fire and radiator.

### Guest WC

5' 3" x 3' 3" (1.60m x 1.00m)

Side facing upvc window, low flush WC, wash basin and radiator.

### Dining Room

11' 6" x 7' 10" (3.50m x 2.40m)

Rear facing patio doors, laminate flooring and radiator.

### Kitchen

10' 2" x 7' 7" (3.10m x 2.30m)

Front facing upvc window, fitted range of base and wall units, four ring gas hob, electric oven and plumbed for washer.

### Landing

Airing cupboard and loft access (boarded)

### Bedroom One

10' 10" x 13' 5" (3.30m x 4.10m)

Front facing upvc window, fitted range of wardrobes and units and radiator.

### En Suite

5' 7" x 5' 7" (1.70m x 1.70m)

Front facing upvc window, cubicle shower, wash basin, WC and tiled flooring.

### Bedroom Two

7' 10" x 12' 10" (2.40m x 3.90m)

Rear facing upvc window, inset wardrobes and radiator.

### Bedroom Three

8' 10" x 10' 10" (2.70m x 3.30m)

Rear facing upvc window and radiator.

**GARDEN**

Lawn and Patio garden with outside water tap.

**GARAGE**

Single Garage

Wall mounted boiler, light and power 2.7m x 5.5m

**DRIVEWAY**

2 Parking Spaces





Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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