



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

SCAN ME

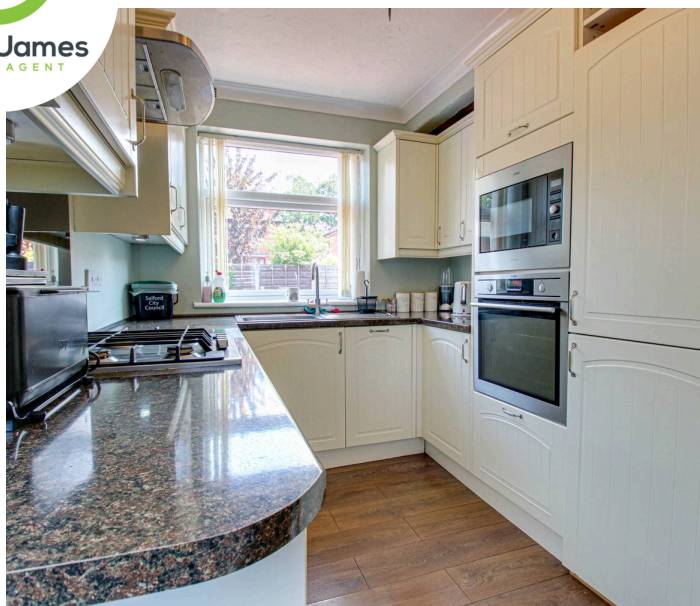
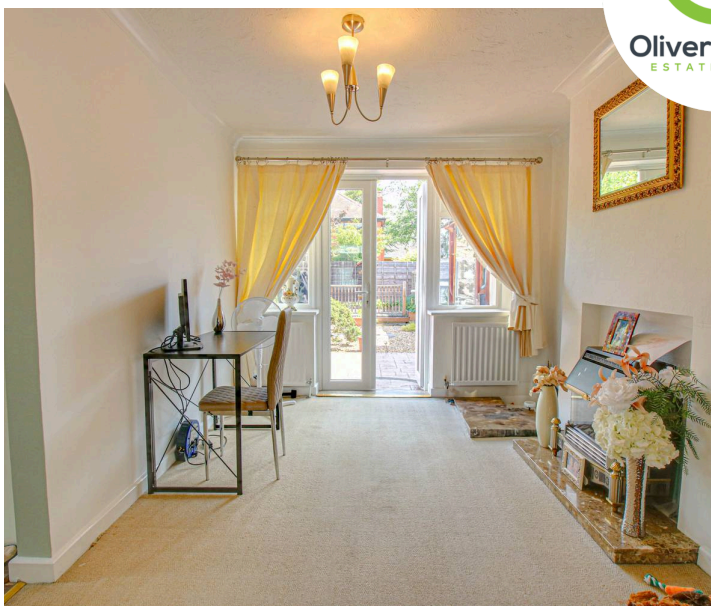


BOOK A VIEWING

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Ferndown Drive, Irlam

In Excess of £260,000



1 Ferndown Drive

Irlam, Manchester

Charming 3-bed semi-detached house in peaceful cul-de-sac with modern kitchen, spacious reception rooms, fitted wardrobes, stylish bathroom, lovely garden, ample parking, no chain, freehold status. Ideal for all buyers.

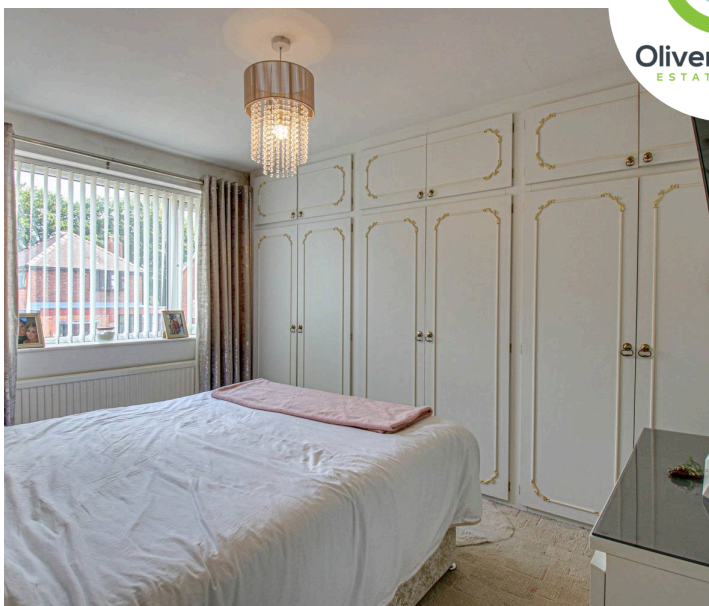
Schedule a viewing today!

Council Tax band: C

Tenure: Leasehold

- Three Bedroom Bay Fronted Semi Detached
- Two large reception rooms
- Modern Kitchen with Integral, Fridge, Freezer, Dishwasher, Microwave, Oven and Hob
- Two Double Bedrooms with fitted wardrobes and one single
- Four Piece Bathroom Suite with Side and rear facing windows.
- Lovely garden with patio, wood decking and artificial grass areas.
- Spacious driveway to the front
- No Chain - Going through Probate
- Freehold
- Cul-De-Sac Location





Hallway

Radiator

Lounge

13' 9" x 11' 2" (4.20m x 3.40m)

Front facing upvc bay window, electric fire, coving and radiator.

Dining Room

12' 6" x 9' 6" (3.80m x 2.90m)

Rear facing upvc french doors and radiator.

Kitchen

12' 6" x 7' 7" (3.80m x 2.30m)

Rear facing upvc window, side facing upvc door, fitted range of base and wall units, electric oven, microwave, dishwasher, gas hob, fridge, freezer, laminate flooring and under-stairs cupboard.

Landing

Side facing upvc window, Loft access.

Bedroom One

13' 9" x 11' 10" (4.20m x 3.60m)

Front facing upvc bay window, fitted wardrobes and units and a radiator.

Bedroom Two

12' 2" x 10' 10" (3.70m x 3.30m)

Rear facing upvc window, fitted wardrobes and radiator.

Bedroom Three

7' 10" x 6' 3" (2.40m x 1.90m)

Front facing upvc window, laminate flooring and radiator.

Bathroom

8' 10" x 6' 3" (2.70m x 1.90m)

Rear and side facing upvc window, tiled bath, cubicle shower, WC, wash basin, tiled walls and flooring. Radiator.

GARDEN

Patio, Artificial Grass area and wood decking seating area.
Side Patio

DRIVEWAY

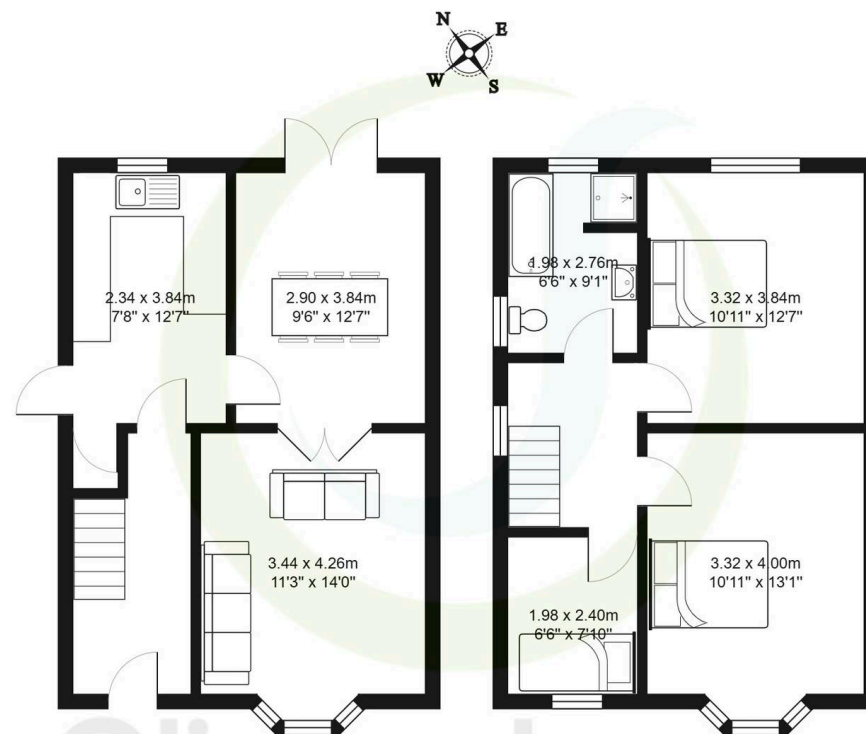
2 Parking Spaces





Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only



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