



Oliver James
ESTATE AGENT

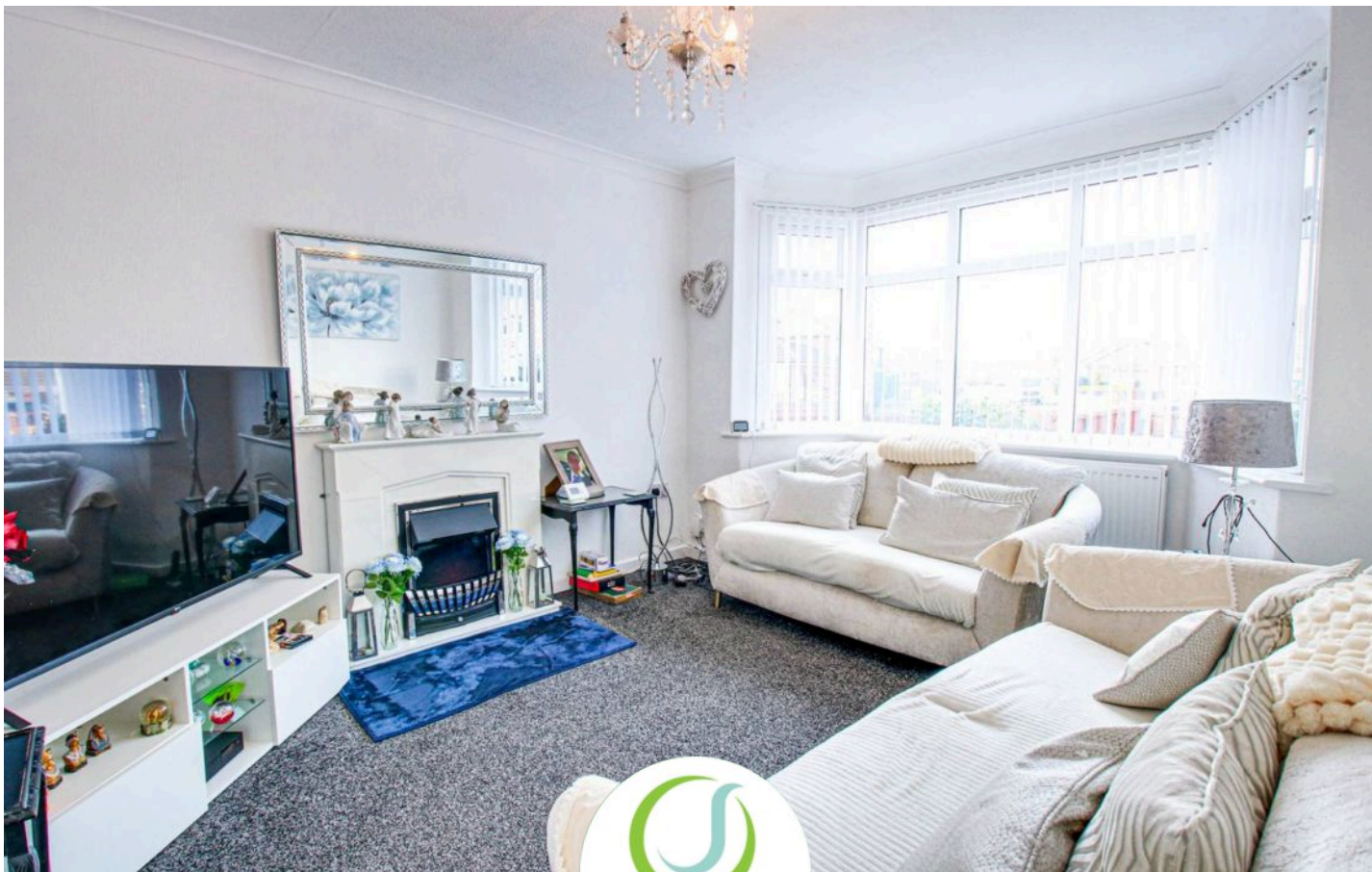


The Negotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



 **Oliver James**
ESTATE AGENT

Parkstone Road, Irlam
Offers in Region of **£300,000**



9 Parkstone Road

Irlam, Manchester

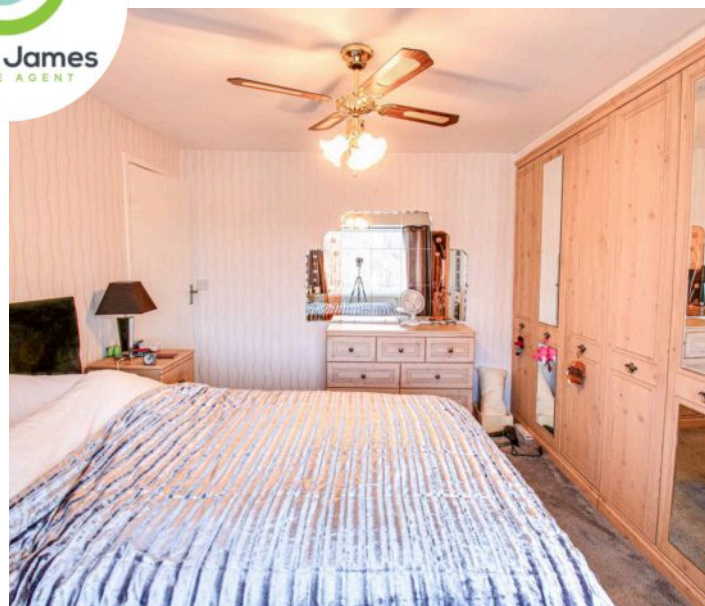
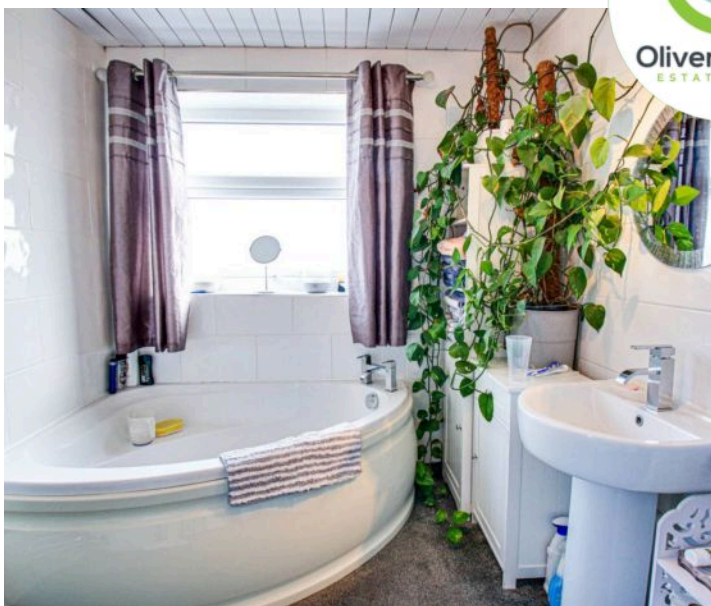
Charming 3-bed semi with bay fronted design, morning room extension for coffee lovers, spacious lounge, wet room, garden workroom, lush outdoor space, and serene ambience. Perfect blend of comfort and practicality in desirable location.

Council Tax band: C

Tenure: Leasehold

- Three Bedroom Bay Fronted Semi Detached
- Large side extension , morning room 6 metres long with plenty of natural light.
- Rear extension Wetroom
- Spacious Lounge and Dining Room
- Two double bedrooms and one single
- Bathroom with corner bath and side and rear windows allowing plenty natural lights to flow
- Mature Garden thats just off South East facing
- Garden workroom
- Driveway to the front
- Desirable area





Hallway

Porch area into hallway with radiator.

Lounge

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

Front facing upvc bay window, coving and radiator.

Dining Room

11' 10" x 10' 10" (3.60m x 3.30m)

Rear facing upvc window, laminate flooring and radiator.

Wetroom/Utility Room

8' 2" x 6' 11" (2.50m x 2.10m)

Rear extension as a Wetroom with the current owner using as a Utility Room. Wall mounted Ideal boiler fitted in 2017 and serviced.

Kitchen

11' 10" x 6' 3" (3.60m x 1.90m)

Rear facing upvc window, fitted range of base and wall units, electric oven, hob and laminate flooring.

Morning Room

20' 0" x 9' 2" (6.10m x 2.80m)

Side extension done approx 3 years ago, vast amount of light is let into this room from windows to the front, the whole of the side and a window and french doors to the rear and a radiator.

Landing

Side facing upvc window, loft access with part boarding and ladder.

Bedroom One

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

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

Bedroom Two

11' 10" x 10' 2" (3.60m x 3.10m)

Rear facing upvc window and radiator.

Bedroom Three

7' 7" x 6' 3" (2.30m x 1.90m)

GARDEN

Lawn garden, patio seating area, power points and greenhouse

GARDEN

Workroom - Two side facing windows 2.9m x 2.4m

DRIVEWAY

2 Parking Spaces







Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

