



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
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SILVER

SCAN ME



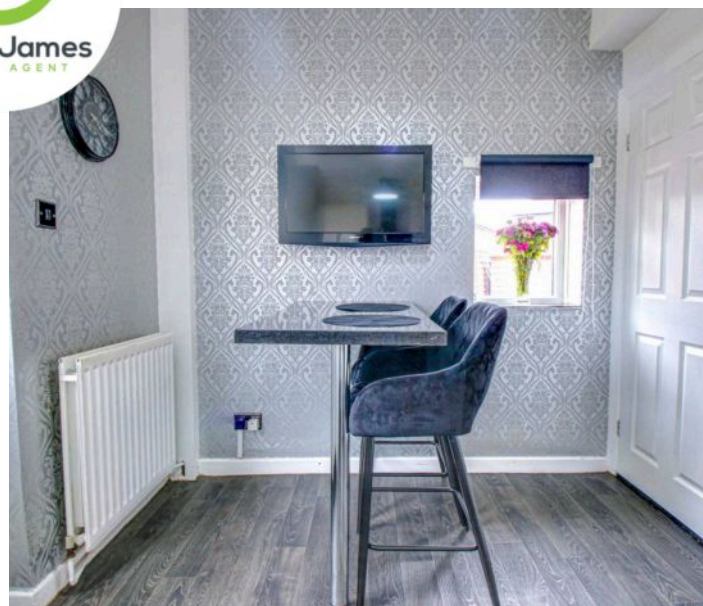
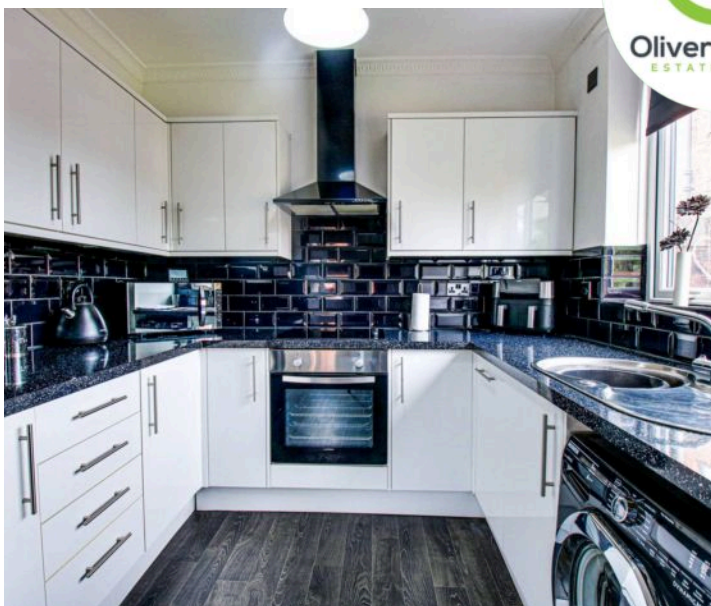
BOOK A VIEWING

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Moorfield Close, Irlam

In Excess of £215,000





# 1 Moorfield Close

Irlam, Manchester

Charming semi-detached house with modern interior, 2 double bedrooms, open-plan kitchen diner, large corner plot with extension potential, generous outdoor space for BBQs and relaxation, perfect for comfort and style in a new home.

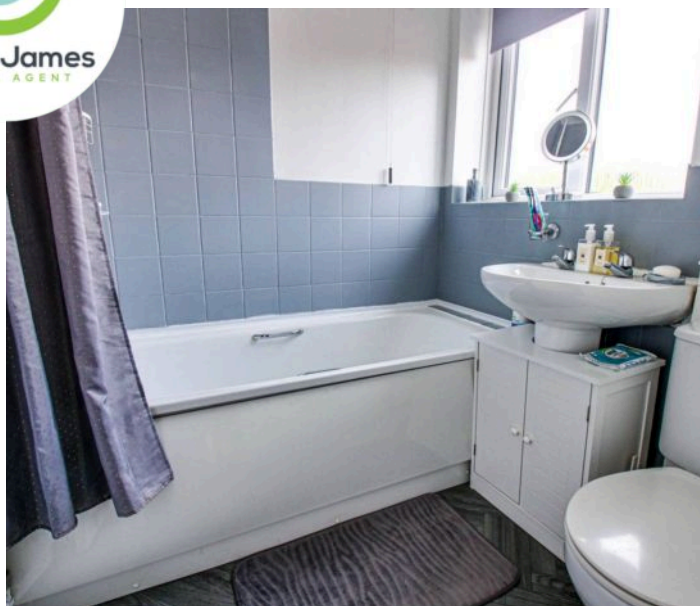
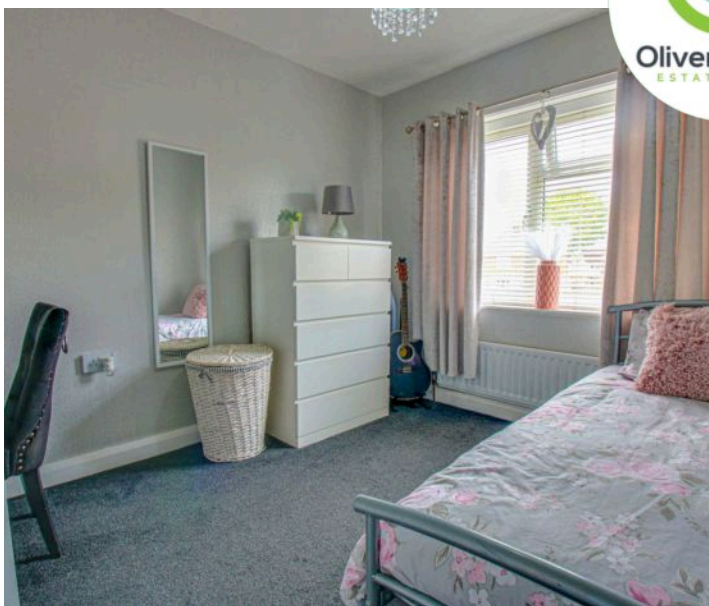
Council Tax band: A

Tenure: Leasehold

- Two Bedroom Semi Detached
- Large corner plot position
- Perfect 1st Home
- Modernised Interior
- Kitchen Diner with white units and quartz effect work surfaces
- Two Double Bedrooms
- Generous plot offering large gardens to the rear, side and front of the property
- Huge scope to extend (subject to planning)
- Freehold







### **Hallway**

Laminate flooring and radiator.

### **Lounge**

12' 2" x 11' 10" (3.70m x 3.60m)

Front facing upvc window, laminate flooring and radiator.

### **Kitchen Diner**

15' 5" x 7' 10" (4.70m x 2.40m)

Rear and side facing upvc window and composite door, fitted range of base and wall units, with Quartz effect worktop, integral dishwasher, electric oven and hob, plumbed for washer, understairs cupboard, breakfast bar and radiator. Boiler approx 6 years old.

### **Landing**

Side facing upvc window and loft access.

### **Bedroom One**

15' 5" x 10' 2" (4.70m x 3.10m)

Front facing upvc window and radiator.

### **Bedroom Two**

12' 6" x 10' 2" (3.80m x 3.10m)

Rear facing upvc window and radiator.

### **Bathroom**

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

Side facing upvc window, panel bath, wash basin, WC and radiator.



### REAR GARDEN

Patio seating area, large lawn, wooden decking outdoor eating area and shed.

### GARDEN

Side garden area with pebbles, patio and storage cages

### FRONT GARDEN

Lawm. patio walk way and privet hedges with flower borders.





Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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