



Oliver James
ESTATE AGENT



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

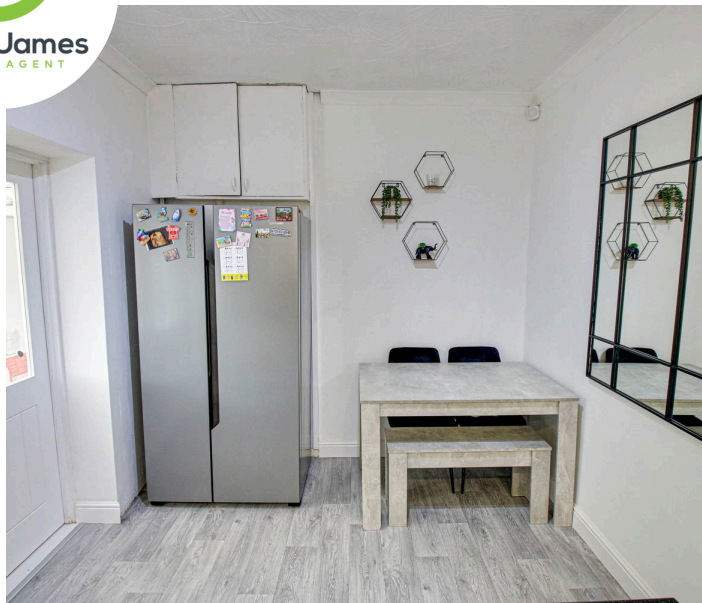
SCAN ME



BOOK A VIEWING

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The Crescent, Irlam
Offers in Region of **£240,000**



86 The Crescent

Irlam, Manchester

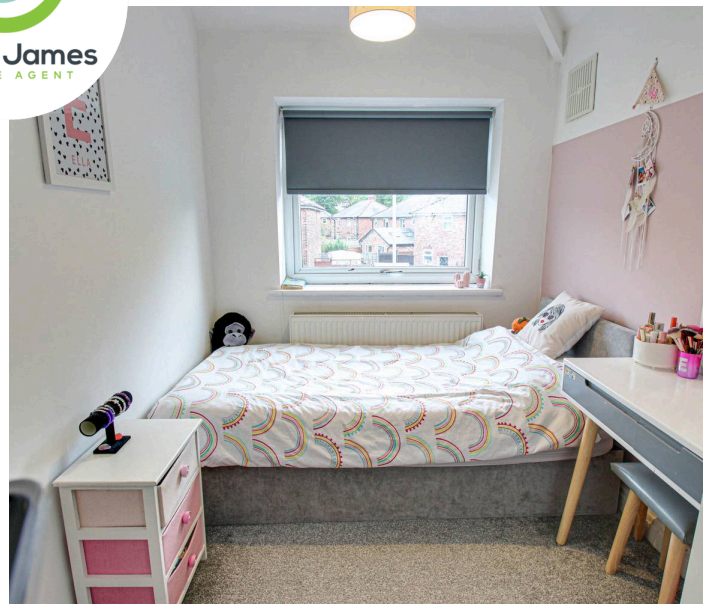
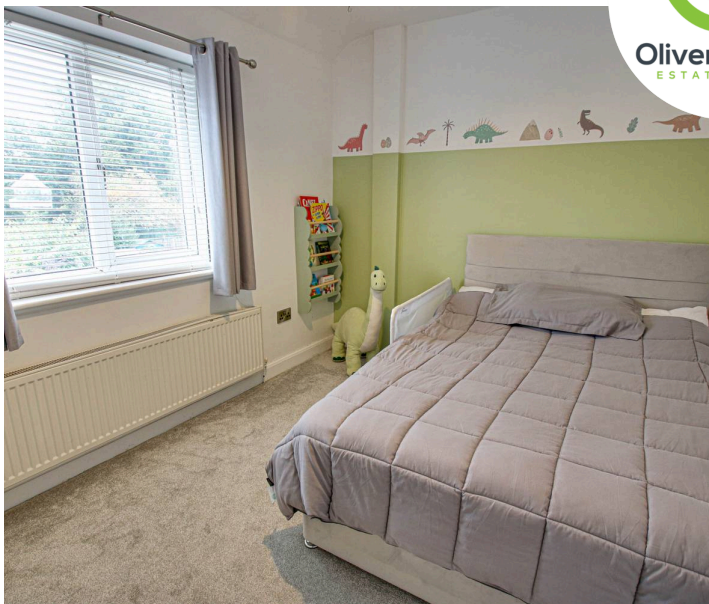
Charming 3-bed semi-detached house with bay fronted facade. Cosy lounge, spacious conservatory, open-plan kitchen diner for gatherings. 2 double bedrooms, 1 single. Large garden, driveway parking. Freehold. Comfort, charm, practicality in one. Schedule a viewing now!

Council Tax band: A

Tenure: Freehold

- Three Bedroom Bay Fronted Semi Detached
- Lounge with Bay fronted window
- Spacious Conservatory
- Open Plan Kitchen Diner
- Two Double Bedrooms, One Single
- Large garden area with lawn and patio seating areas
- Driveway
- Freehold





Hallway

Radiator.

Lounge

14' 9" x 15' 1" (4.50m x 4.60m)

Front facing upvc bay window, electric fire and radiator.

Kitchen Diner

18' 4" x 8' 2" (5.60m x 2.50m)

Side facing upvc window and door, french door to Conservatory, fitted range of base and wall units, electric oven, gas hob, breakfast bar, understairs store and radiator.

Conservatory

11' 2" x 11' 6" (3.40m x 3.50m)

Laminate flooring and radiator.

Landing

Side facing upvc window.

Bedroom One

12' 10" x 10' 6" (3.90m x 3.20m)

Front facing upvc window and radiator.

Bedroom Two

11' 6" x 8' 2" (3.50m x 2.50m)

Rear facing upvc window, loft access (part boarded with ladder) and radiator.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.10m)

Front facing upvc window and radiator.

Bathroom

5' 3" x 5' 7" (1.60m x 1.70m)

Rear facing upvc window, panel bath, over bath shower, WC, wash basin, marble effect splash back panels and radiator.

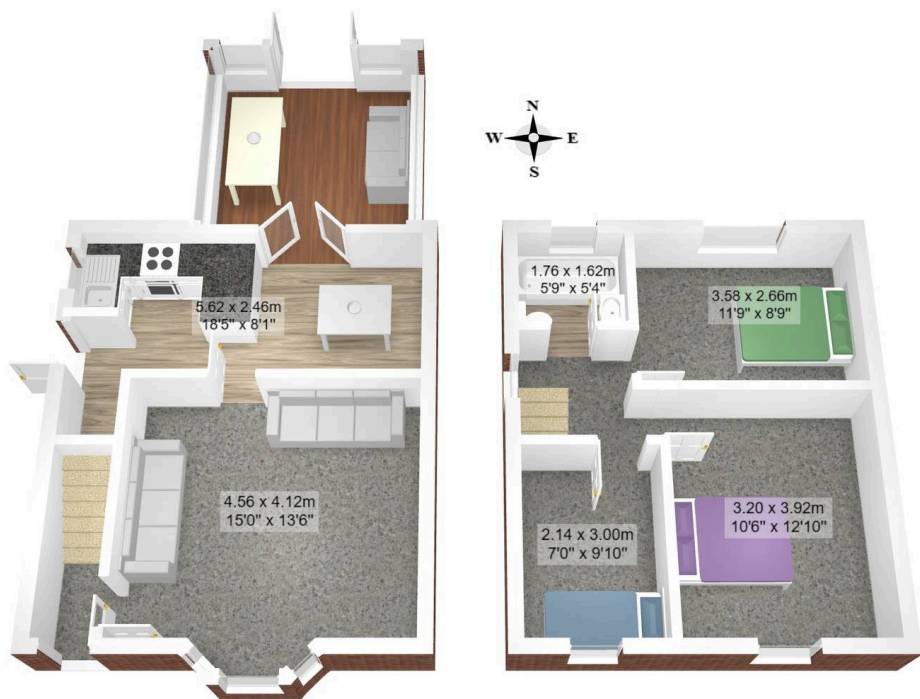
GARDEN

Lawn, Patio and Outside water tap Side access gate

DRIVEWAY

2 Parking Spaces





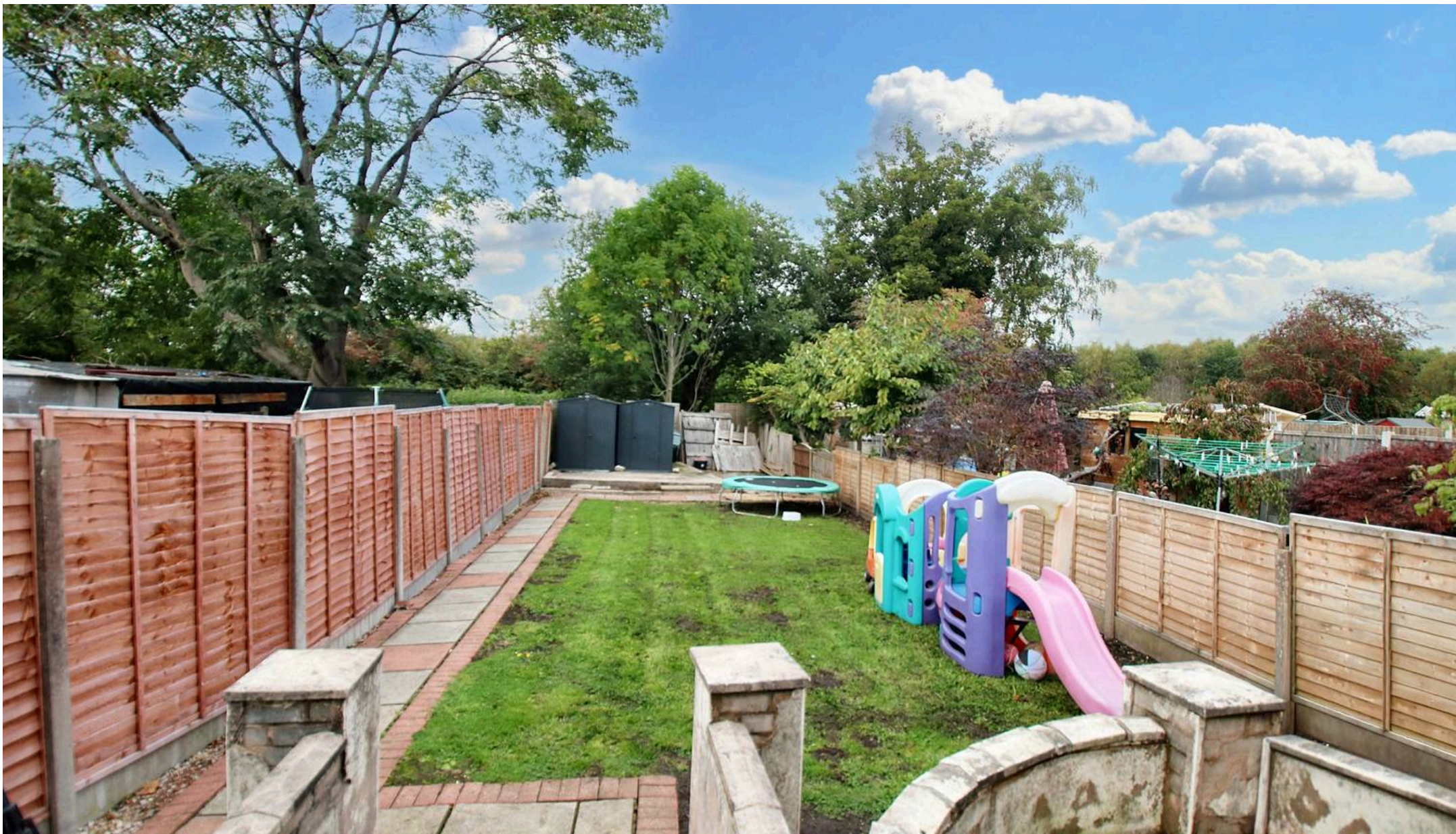
Total Area: 88.1 m² ... 948 ft²

All measurements are approximate and for display purposes only



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