



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

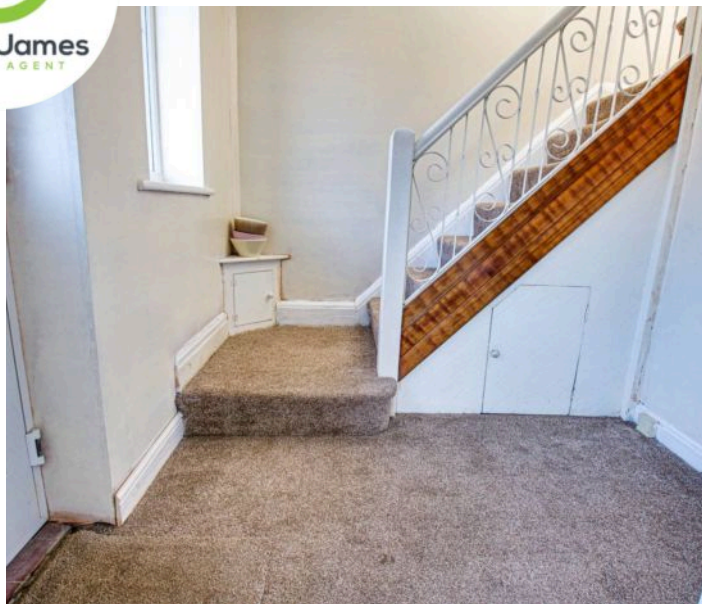
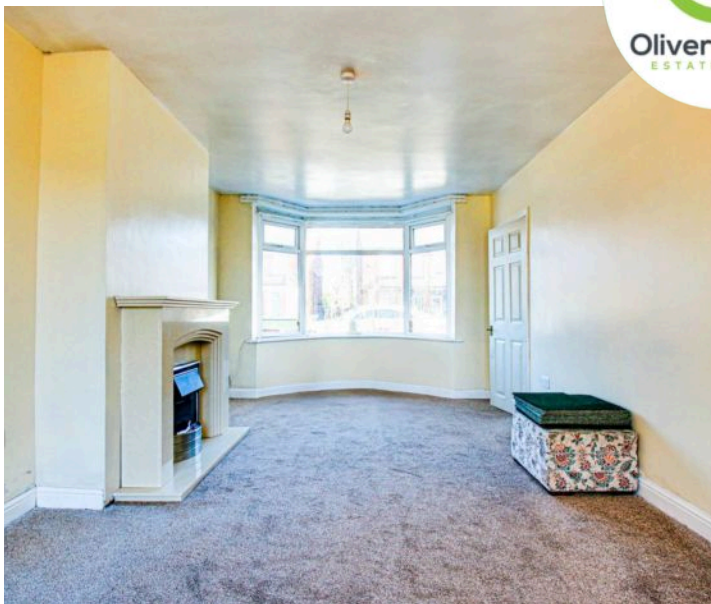
SCAN ME



BOOK A VIEWING

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Liverpool Road, Irlam
£270,000



270 Liverpool Road

Irlam, Manchester

Charming 3-bed semi-detached house with modern kitchen, spacious lounge, newly fitted bathroom, large garden, detached garage.

Ready to move in, freehold, no chain. Perfect home awaiting your personal touch.

Council Tax band: B

Tenure: Freehold

- Extended Three Bed Semi
- Fully Rewired and Modern Boiler
- New Modern Kitchen with green style units and wood effect work surfaces
- Large Lounge with Bay window, measuring 6.5m
- Large Size Garden with Patio and Lawn Area
- Detached Garage
- Newly Fitted Bathroom
- Freehold





Hallway

Front facing upvc window, newly fitted front door, understairs storage and radiator.

Lounge

21' 4" x 10' 10" (6.50m x 3.30m)

Front facing upvc bay window, rear facing upvc french doors, electric fire and radiator.

Dining Room

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

Side facing upvc window and radiator.

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Rear facing upvc window, fitted range of modern style green units with a wooden effect work surface, electric oven and hob, wall mounted Vaillant Boiler, plumbed for washer and dishwasher. Side facing door.

Landing

Side facing upvc window and loft access.

Bedroom One

11' 6" x 10' 10" (3.50m x 3.30m)

Front facing upvc bay window and radiator.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.60m)

Rear facing upvc window and radiator.

Bedroom Three

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

Rear facing upvc window and radiator.

Bathroom

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

Front facing upvc window, panel bath with over shower, WC, wash basin, radiator and splash back panels.

GARDEN

Patio and lawn areas

GARAGE

Double Garage

Shared driveway through to detached garage





Total Area: 88.3 m² ... 950 ft²

All measurements are approximate and for display purposes only



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