



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**SILVER**

SCAN ME

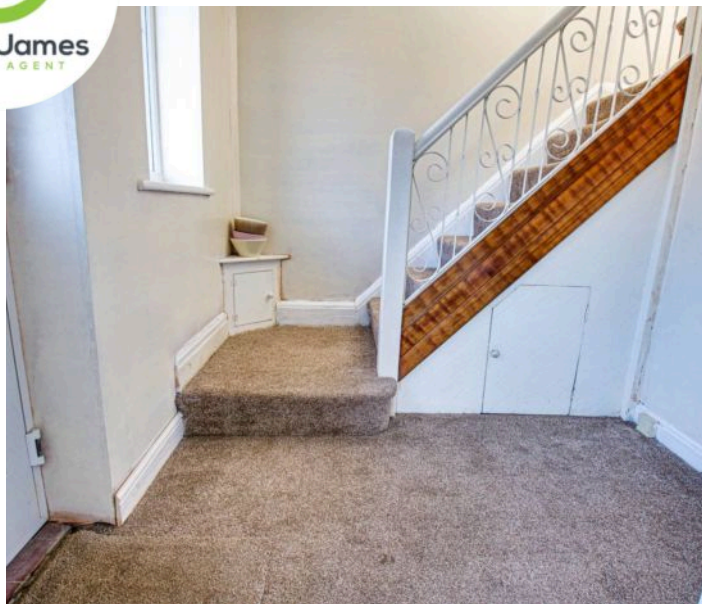
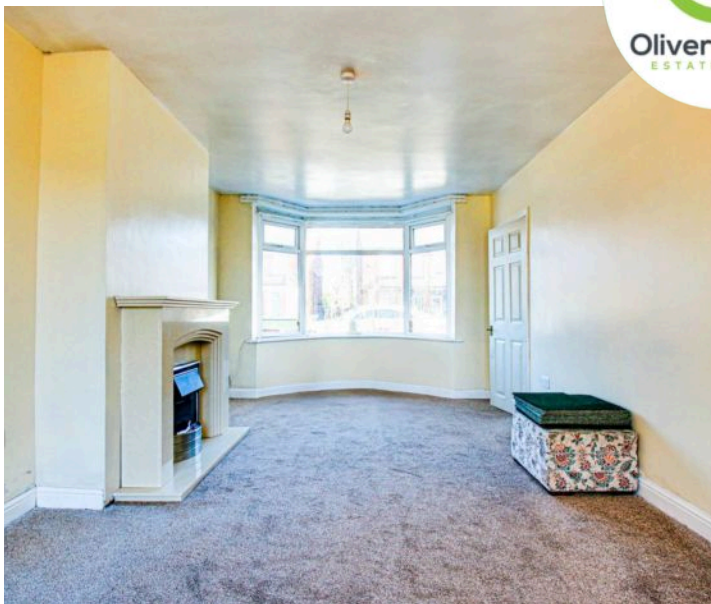


BOOK A VIEWING

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Liverpool Road, Irlam  
£260,000





## 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.

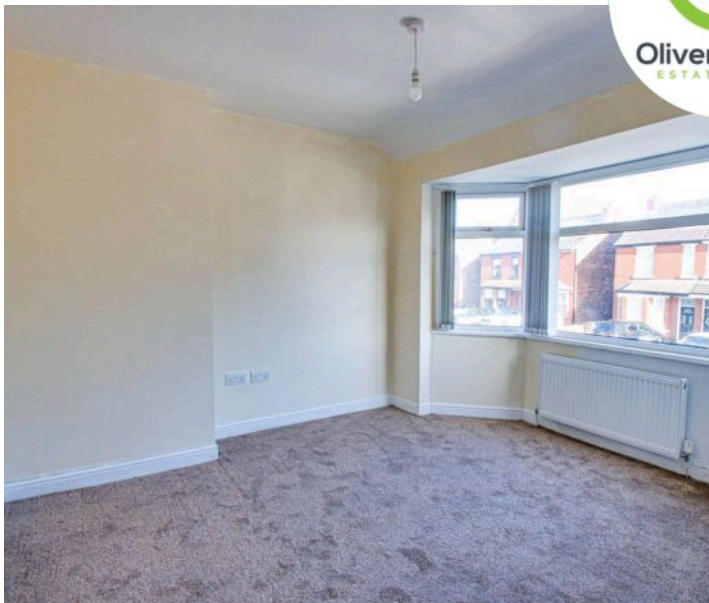
Council Tax band: B

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 m<sup>2</sup> ... 950 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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