



Oliver James
ESTATE AGENT



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Linnet Drive, Irlam

Offers Over **£165,000**



18 Linnet Drive

Irlam, Manchester

Charming 3-bed end of terrace with large garden & no chain. Perfect for DIY lovers with scope for modernisation. Expansive outdoor space ideal for family living. Peaceful cul-de-sac location.

Council Tax band: A

Tenure: Freehold

- Three Bedroom End Terrace
- Ideal 1st Home
- No Chain
- In need of some modernisation
- Large Garden
- Cul-De-Sac
- Freehold



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Hallway

Front facing upvc door, laminate flooring and radiator.

Lounge

14' 9" x 8' 2" (4.50m x 2.50m)

Rear facing upvc window, laminate flooring and radiator.

Kitchen

11' 10" x 8' 2" (3.60m x 2.50m)

Front facing upvc window, side facing upvc door, fitted range of base and wall units, electric oven and hob, cupboard housing boiler and over work surface tiling.

Landing

Loft Access

Bedroom One

12' 6" x 8' 6" (3.80m x 2.60m)

Front facing upvc window, laminate flooring and radiator.

Bedroom Two

11' 10" x 8' 2" (3.60m x 2.50m)

Rear facing upvc window, laminate flooring and radiator.

Bedroom Three

8' 2" x 5' 11" (2.50m x 1.80m)

Rear facing upvc window, laminate flooring and radiator.

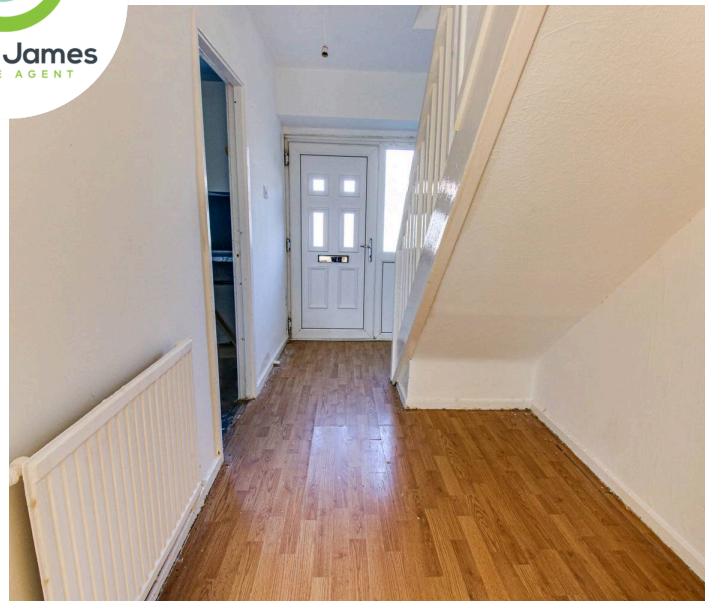
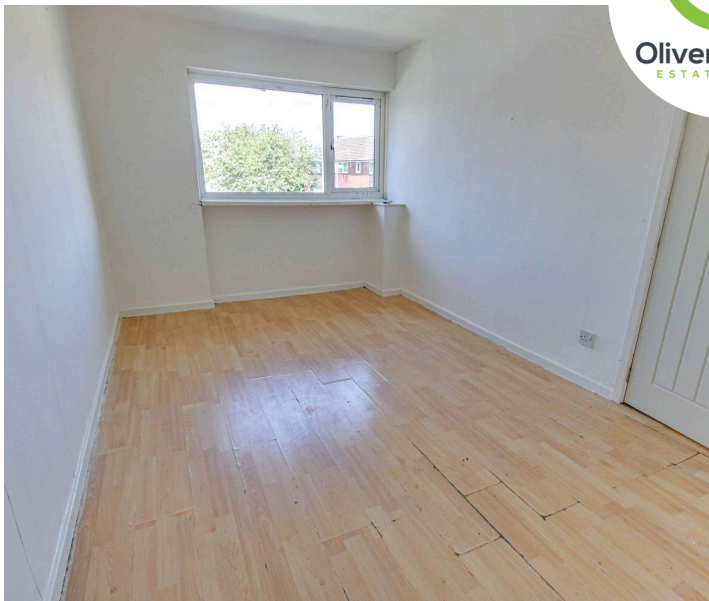
Bathroom

5' 11" x 5' 3" (1.80m x 1.60m)

Front facing upvc window, panel bath, wash basin, WC, over bath shower and radiator.



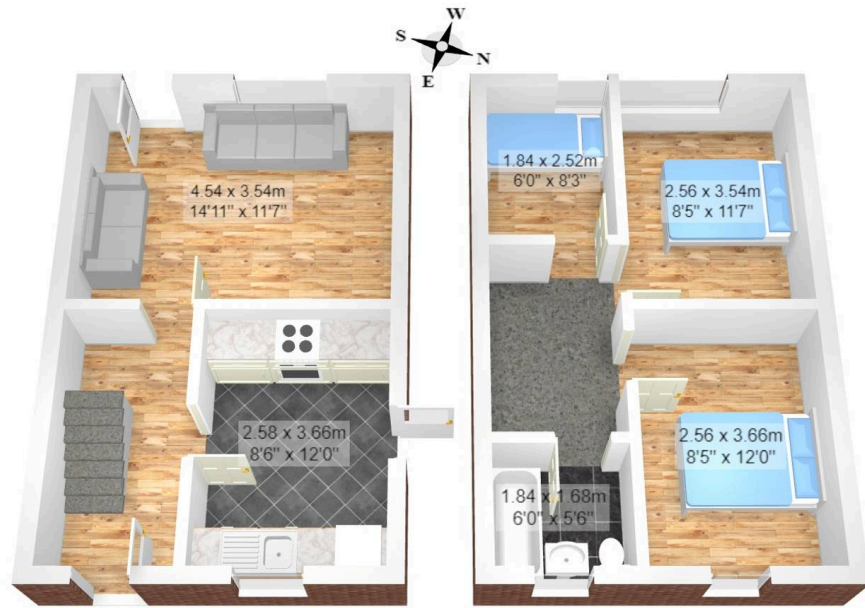
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GARDEN

Large Lawn Area with Patio, Outside water tap, side access, brick store





Total Area: 67.0 m² ... 721 ft²
 All measurements are approximate and for display purposes only



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