



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2023
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
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7 McLean Drive, Irlam

Offers Over £180,000



7 McLean Drive

Irlam, Manchester

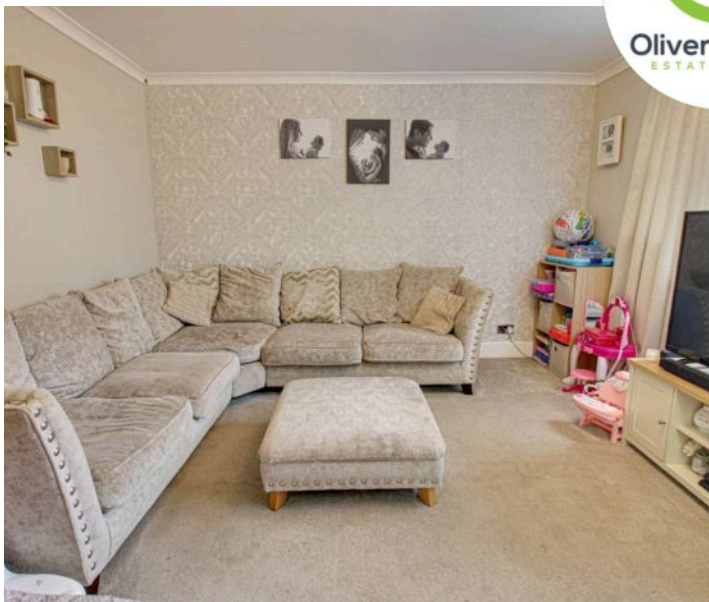
Charming 3-bed townhouse with new kitchen, spacious lounge, dining room leading to private garden, modern bathroom, and outdoor decking. Communal parking, freehold tenure. Perfect for family living or entertaining guests.

Don't miss out!

Council Tax band: A

Tenure: Freehold

- Three Bedroom Mid Town House
- Newly Fitted Light Grey Kitchen
- Spacious Lounge with relaxing decor
- Dining Room with French doors opening onto garden
- Three Good Size Bedrooms
- Modern Bathroom Suite
- Private garden with decking and artificial grass
- Communal Parking to the rear
- Freehold





Hallway

Herringbone style vinyl flooring and radiator.

Lounge

13' 5" x 12' 6" (4.10m x 3.80m)

Front facing upvc window and radiator.

Kitchen

14' 5" x 11' 10" (4.40m x 3.60m)

Rear facing upvc window, newly fitted range of base and wall units, electric oven, four ring gas hob, breakfast bar and plumbed for washer.

Dining Room

8' 6" x 9' 10" (2.60m x 3.00m)

Rear facing upvc french doors, storage cupboard, tiled flooring and modern white radiator.

Landing

Loft access and wood panelling to walls

Bedroom One

11' 10" x 12' 10" (3.60m x 3.90m)

Front facing upvc window and radiator.

Bedroom Two

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

Rear facing upvc window, fitted wardrobes and radiator.

Bedroom Three

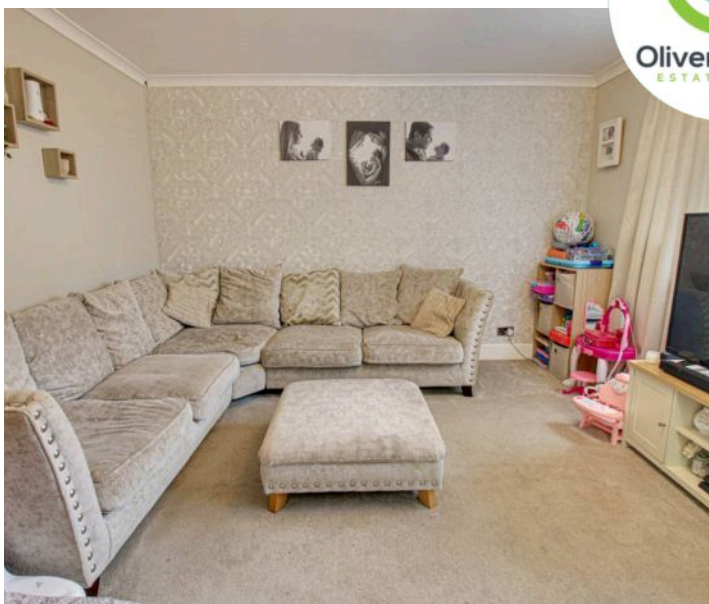
9' 10" x 10' 2" (3.00m x 3.10m)

Front facing upvc window, fitted wardrobes and radiator.

Bathroom

8' 6" x 5' 3" (2.60m x 1.60m)

Rear facing upvc window, three piece suite, over bath shower, heated towel rail, tiled walls and flooring.



GARDEN

Artificial Grass and decked seating area.

OFF STREET

2 Parking Spaces





Total Area: 90.6 m² ... 975 ft²

All measurements are approximate and for display purposes only



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