



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

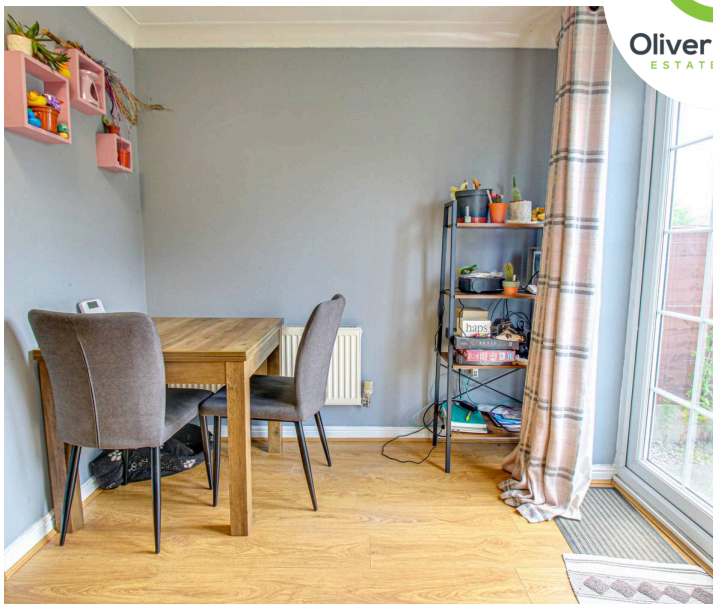


BOOK A VIEWING

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Glenmuir Close, Irlam

Offers in Region of **£225,000**



24 Glenmuir Close

Irlam, Manchester

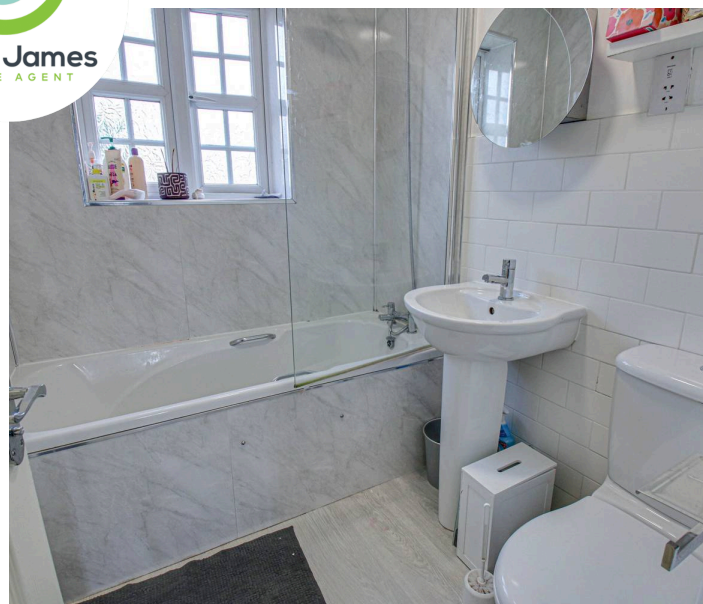
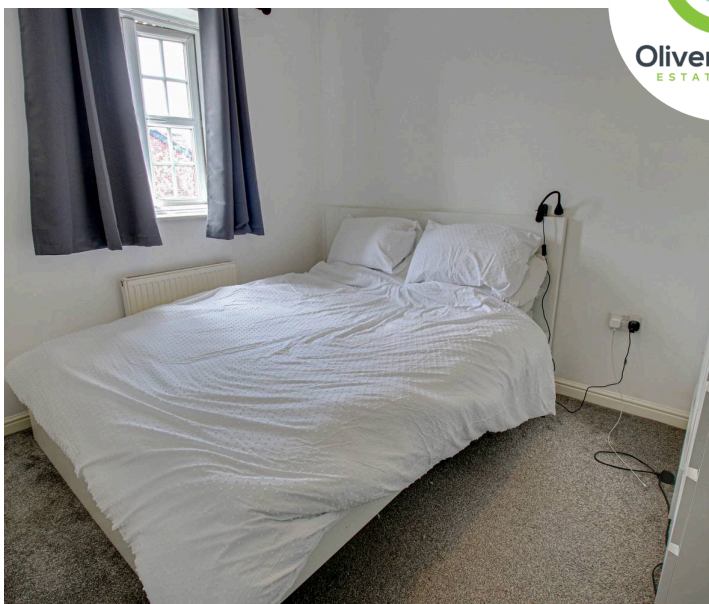
Charming 3-bed end terrace house with modern kitchen, spacious open-plan layout, en suite, large garden, garage with parking. Perfect family home in quiet neighbourhood. Ideal blend of comfort and convenience awaits!

Council Tax band: B

Tenure: Leasehold

- Three Bedroom End Town House
- Guest WC
- Spacious Open Plan Lounge/Diner
- Modern kitchen fitted 4 years ago with Worcester Boiler
- Two Double Bedrooms, One Single
- Main Bedroom with En Suite Bathroom
- Large private lawn garden with small side area
- Driveway leading to garage





Hallway

Laminate flooring and radiator.

Lounge Diner

13' 9" x 14' 5" (4.20m x 4.40m)

Rear facing upvc window and french doors, laminate flooring, coving, storage cupboard and radiator.

Kitchen

10' 2" x 7' 7" (3.10m x 2.30m)

Front facing upvc window, fitted range of base and wall units electric oven, gas hob, breakfast bar and cupboard housing Worcester boiler (approx 4 years old)

Guest WC

6' 11" x 2' 7" (2.10m x 0.80m)

Low flush WC, hand wash basin and radiator.

Landing

Radiator.

Bedroom One

8' 2" x 9' 10" (2.50m x 3.00m)

Front facing upvc window and radiator.

En Suite

8' 2" x 3' 11" (2.50m x 1.20m)

Cubicle shower, WC, wash basin and radiator.

Bedroom Two

9' 10" x 8' 2" (3.00m x 2.50m)

Rear facing upvc window and radiator.

Bedroom Three

5' 11" x 6' 7" (1.80m x 2.00m)

Rear facing upvc window, loft access and radiator.

Bathroom

6' 3" x 5' 3" (1.90m x 1.60m)

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

GARDEN

Large rear lawn, small patio area and side access garden.

GARAGE

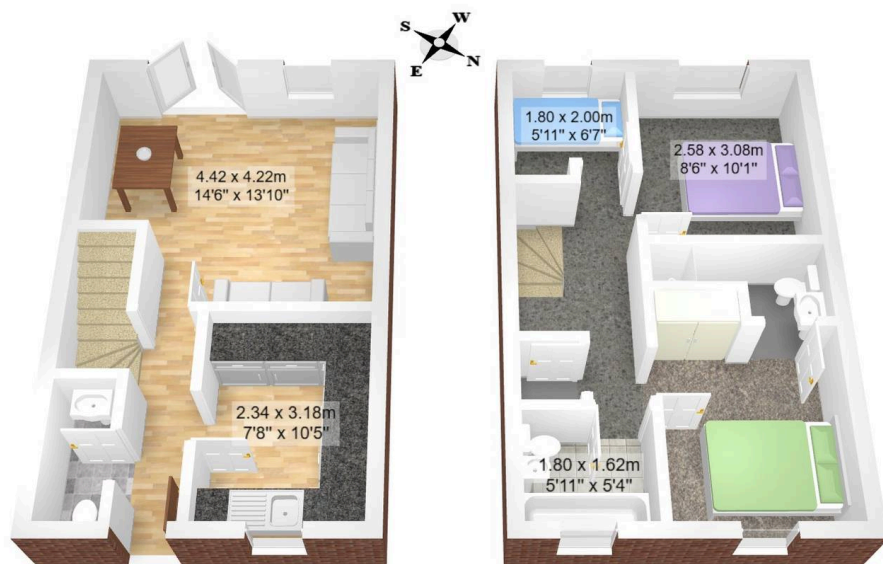
Single Garage

Driveway leading to garage 2.8m x 5.6m

DRIVEWAY

1 Parking Space





Total Area: 67.7 m² ... 729 ft²

All measurements are approximate and for display purposes only



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