



**Oliver James**  
ESTATE AGENT



**TheNegotiator**  
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REGIONAL AGENCY  
OF THE YEAR  
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BOOK A VIEWING

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**Moorfield Road, Irlam**

Offers in Region of **£225,000**





## 13 Moorfield Road

Irlam, Manchester

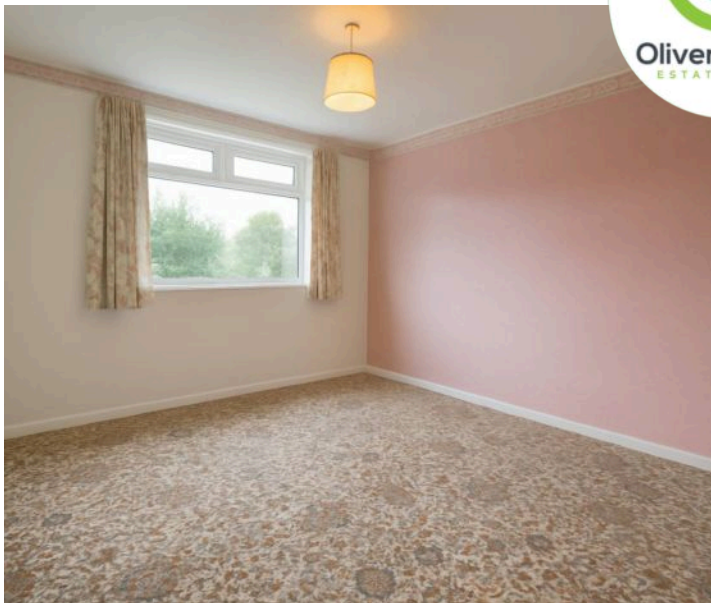
This 3-bed semi-detached house boasts spacious design & development potential. Features elegant parquet flooring, generous natural light, & room for modernisation. Expansive garden offers extension potential (subject to planning). Offered chain-free, with large garden & brick storage structure. Ideal for bespoke transformation (subject to consent). Call now for more info on this Probate property. Council Tax band: B

Tenure: Freehold

- Large Three Bedroom Semi
- Huge Corner plot position with amazing scope for development
- In need of modernisation
- Elegant Parquet Herringbone flooring to the lounge
- Spacious double reception rooms
- Abundant natural light throughout
- Two Double Bedrooms, One Single
- Side garden is crying out for an extension (subject to planning)
- No Chain







#### **Porch**

Arched upvc door.

#### **Hallway**

10' 2" x 6' 3" (3.10m x 1.90m)

Side facing upvc window and radiator.

#### **Lounge**

11' 6" x 11' 11" (3.50m x 3.64m)

Front facing upvc window, herringbone style flooring and radiator.

#### **Dining room**

12' 7" x 11' 11" (3.84m x 3.64m)

Rear facing upvc window and radiator.

#### **Kitchen**

12' 7" x 7' 1" (3.84m x 2.16m)

Two side facing upvc windows, side facing upvc door and base units.

#### **Landing**

Side facing upvc window and loft access.

#### **Bedroom One**

15' 1" x 10' 10" (4.60m x 3.30m)

Front facing upvc bay window, fitted wardrobes, inset storage and radiator.

#### **Bedroom Two**

11' 10" x 10' 10" (3.60m x 3.30m)

Rear facing upvc window and radiator.

#### **Bedroom Three**

9' 6" x 7' 3" (2.90m x 2.20m)

Front facing upvc window, over bulk head cupboard and radiator.

#### **Bathroom**

6' 11" x 7' 3" (2.10m x 2.20m)

Side facing upvc window, cubicle shower, WC, pedestal wash basin, airing cupboard and radiator.



## GARDEN

Large Side garden with Lawn, hedges and boundary wall to corner plot.

## REAR GARDEN

Lawn garden, brick storage (possibility to knock through from kitchen, subject to relevant consent) . Outside water tap







Total Area: 89.6 m<sup>2</sup> ... 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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