



Oliver James
ESTATE AGENT



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

SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Balshaw Avenue, Irlam

Offers in Region of **£275,000**



9 Balshaw Avenue

Irlam, Manchester

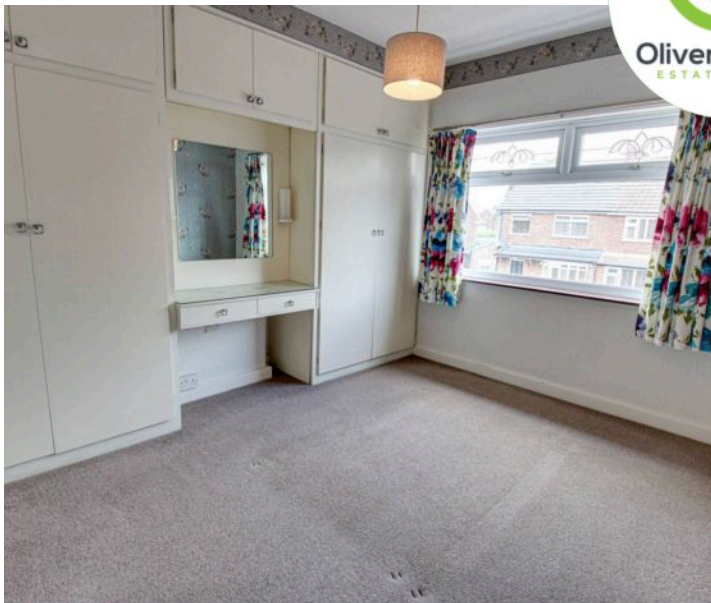
This attractive 3-bed semi-detached house maximises light, comfort, and style. Spacious reception rooms, elegant decor, and large bay window. Extensive kitchen storage, garage, WC. Bright conservatory, well-maintained garden. Generous built-in wardrobes in bedrooms. Stylish walk-in bath, off-road parking, and mature shrubs. Classic character with practical features, ideal for families. No chain, freehold.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi Detached
- Added Conservatory
- Three Reception rooms in total
- Guest WC
- Two Double Bedrooms with Fitted Wardrobes and One Single Bedroom
- Bathroom with Walk In Bath
- Added side Garage
- South Facing Garden
- No Chain
- Sought after desirable location





Hallway

Porch Entrance through to hallway with composite door, dado rails and radiator.

Lounge

13' 2" x 11' 3" (4.02m x 3.42m)

Front facing upvc window, dado rails, coving and radiator.

Dining room

12' 8" x 11' 3" (3.86m x 3.42m)

Rear facing patio doors, dado rails and radiator.

Conservatory

10' 2" x 8' 6" (3.10m x 2.60m)

Tiled flooring.

Kitchen

12' 2" x 7' 8" (3.72m x 2.34m)

Rear facing upvc window, fitted range of base and wall units and radiator. Side door to garage and WC.

Guest WC

Low flush WC and hand wash basin.

Landing

Side facing upvc window and loft access.

Bedroom One

11' 9" x 9' 10" (3.59m x 3.00m)

Front facing upvc window, fitted range of wardrobes and radiator.

Bedroom Two

11' 9" x 9' 10" (3.59m x 3.00m)

Rear facing upvc window, fitted wardrobes and radiator.

Bedroom Three

7' 7" x 7' 7" (2.30m x 2.30m)

Front facing upvc window and radiator.

Bathroom

6' 8" x 7' 8" (2.02m x 2.34m)

Rear facing upvc window, WC, wash basin, walk in

GARDEN

Patio with outside water tap.

DRIVEWAY

2 Parking Spaces





Total Area: 118.6 m² ... 1276 ft²

All measurements are approximate and for display purposes only



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