



Oliver James
ESTATE AGENT

SCAN ME

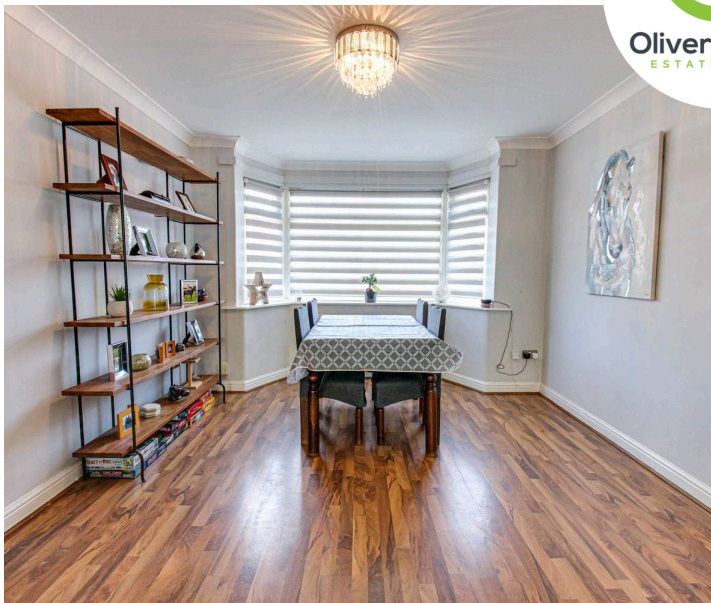


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

9 Carlisle Drive, Irlam

Offers Over **£270,000**



9 Carlisle Drive

Irlam, Manchester

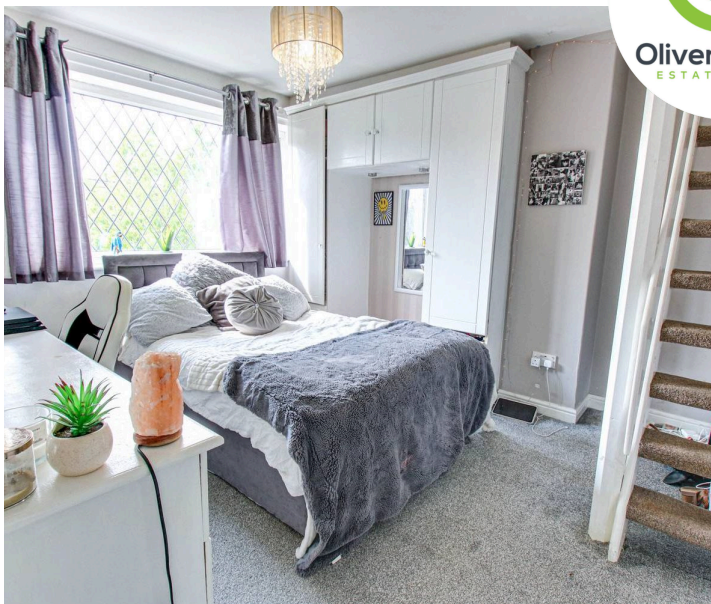
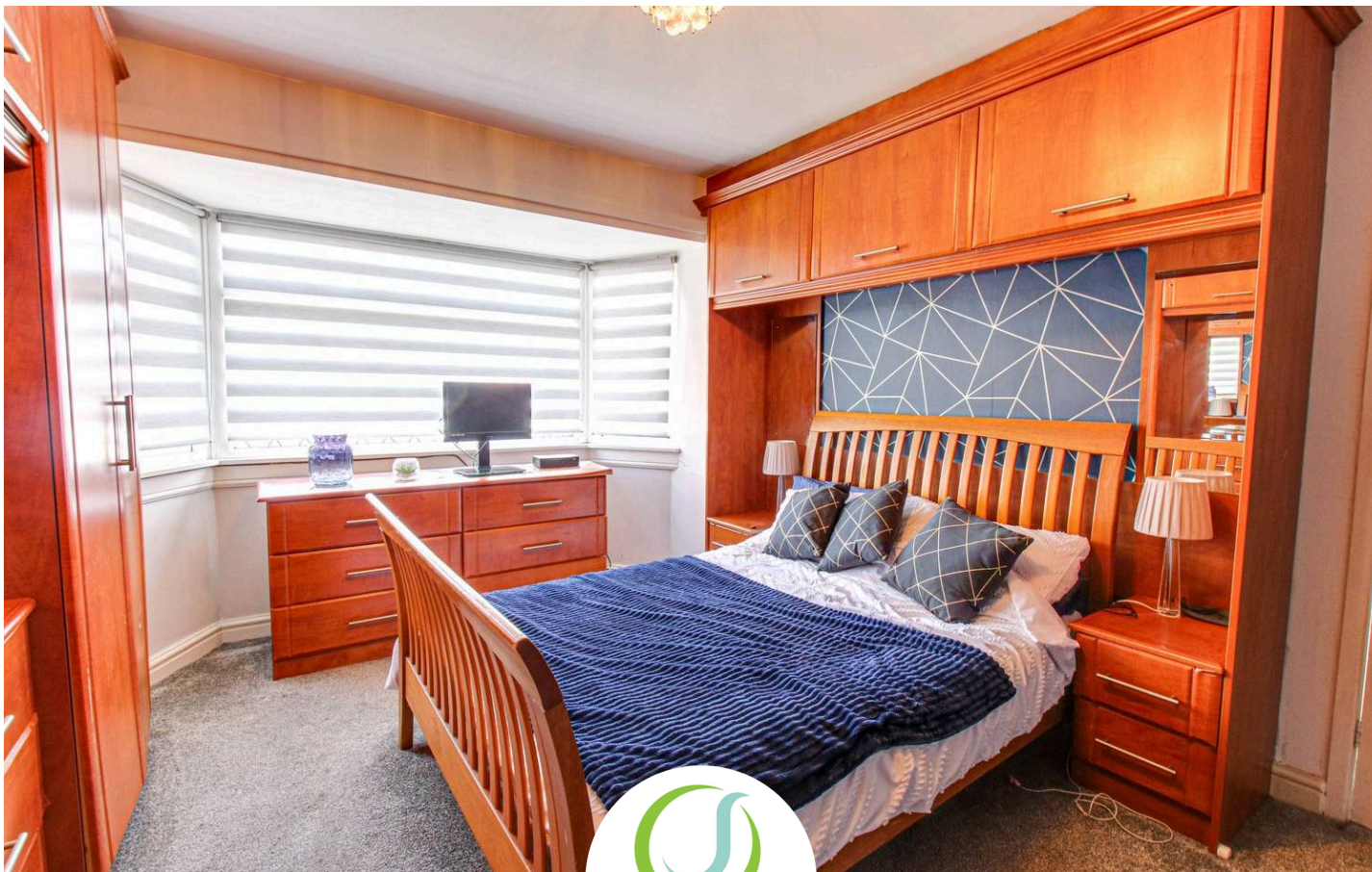
Charming 3-bed semi-detached house with conservatory, loft room, two reception areas & south-east facing garden for a perpetual holiday vibe. Tucked in a quiet cul-de-sac, privacy meets community. Ample parking, patio garden, power point, shed, and flower borders for outdoor enthusiasts. Perfect blend of comfort and serenity in a dreamy home.

Council Tax band: C

Tenure: Leasehold

- Loft Room
- Two reception Rooms
- South East Facing garden
- Large Driveway
- Cul-De-Sac Location





Hallway

Laminate flooring, under-stairs cupboard and radiator.

Lounge

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

Rear facing patio door, laminate flooring, cast iron fireplace with gas living flame fire, coving and radiator.

Dining Room

10' 10" x 13' 5" (3.30m x 4.10m)

Front facing upvc bay window, laminate flooring, coving and radiator. 4.1m Measurement into the Bay

Conservatory

8' 10" x 8' 10" (2.70m x 2.70m)

Rear facing upvc french doors and ceiling fan light.

Kitchen

11' 10" x 5' 11" (3.60m x 1.80m)

Rear facing upvc window, fitted range of base and wall units, electric oven and gas hob, white brick style over work surface tiling and radiator.

Landing

Side facing upvc window

Bedroom One

13' 5" x 10' 6" (4.10m x 3.20m)

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

Bedroom Two

11' 10" x 10' 6" (3.60m x 3.20m)

Rear facing upvc window, fitted wardrobes and radiator.

Bedroom Three

6' 3" x 7' 10" (1.90m x 2.40m)

Front facing upvc window and radiator.

Bathroom

5' 11" x 8' 6" (1.80m x 2.60m)

Rear and side facing upvc windows, panel bath, wash

GARDEN

Patio Garden with Power point, outside water tap, shed and flower borders. Side Patio Area.

DRIVEWAY

3 Parking Spaces

Long driveway with room for 3 cars, gated access to the rear of the property and lawn garden area.





Total Area: 104.3 m² ... 1123 ft²
All measurements are approximate and for display purposes only



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