



**Oliver James**  
ESTATE AGENT



TheNegotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
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SCAN ME



BOOK A VIEWING

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**Exeter Drive, Irlam**  
Offers in Region of **£240,000**





## 6 Exeter Drive

Irlam, Manchester

Don't miss out on this fantastic 3-bed Semi Detached House on a corner plot! Two reception rooms, handy utility room, and charming garden with storage garage. Freehold. Ideal for comfortable living and personalisation. Schedule a viewing today!

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Corner Plot with Large Driveway
- Two Reception Rooms
- Utility Room
- Two Double Bedrooms, One Single
- Lawn Garden with seating area
- Storage Garage
- Freehold







### Hallway

Radiator.

### Lounge

12' 10" x 11' 2" (3.90m x 3.40m)

Front facing upvc window, electric fire and coving

### Dining Room

7' 10" x 7' 3" (2.40m x 2.20m)

Rear facing patio doors and radiator.

### Kitchen

9' 2" x 9' 2" (2.80m x 2.80m)

Rear facing upvc window, side door to utility room, fitted range of base and wall units, electric over and gas hob.

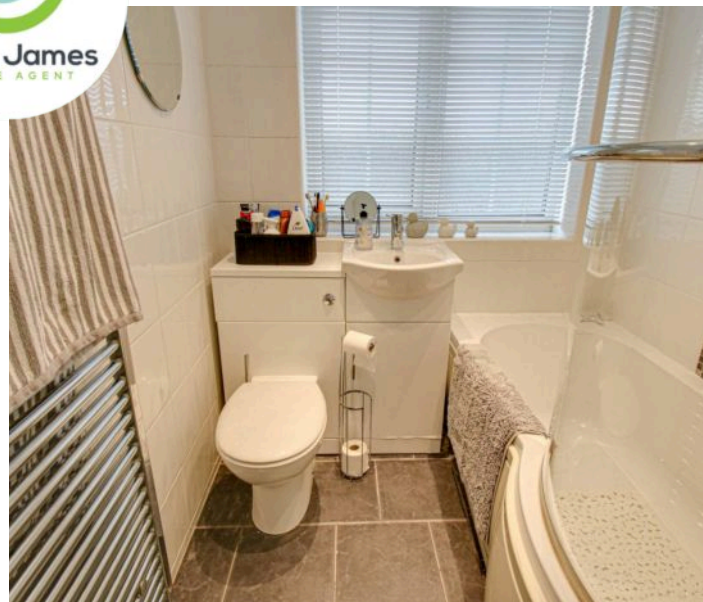
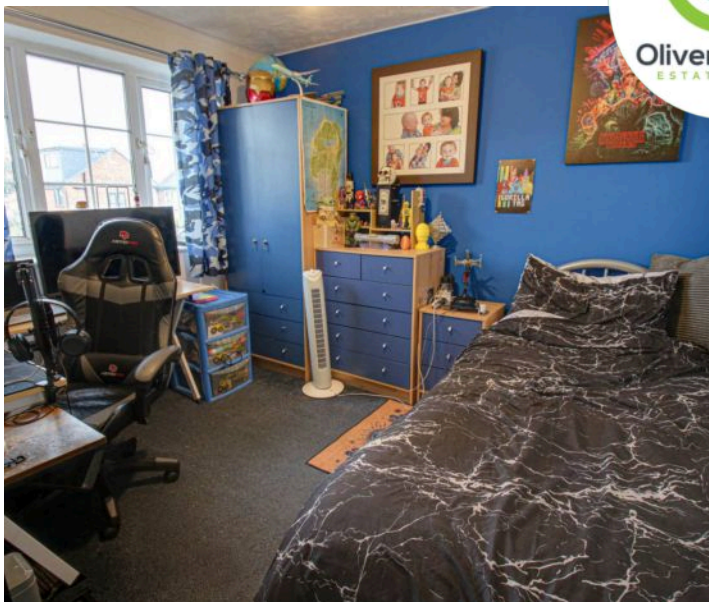
### Utility Room

7' 10" x 8' 2" (2.40m x 2.50m)

Side and rear facing upvc windows, plumbed for washer and door to the garden and the garage area.

### Landing

Side facing upvc window, Loft Access, ladder, part boarded with light and Boiler located in Loft, over 10 years old



### Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Front facing upvc window, fitted wardrobes, laminate flooring, dado rails and radiator.

### Bedroom Two

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

Rear facing upvc window and radiator.

### Bedroom Three

6' 11" x 6' 11" (2.10m x 2.10m)

Rear facing upvc window, laminate flooring and radiator.

### Bathroom

5' 7" x 6' 11" (1.70m x 2.10m)

Front facing upvc window, curved panel bath, over bath shower, Vainity/WC units, tiled flooring and



## **GARDEN**

Lawn Garden, Patio Seating Area and outside water tap.

## **GARAGE**

Single Garage

3.3m x 2.5m

## **DRIVEWAY**

3 Parking Spaces

Large corner plot patio driveway that leads to the garage.





Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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