



Oliver James
ESTATE AGENT

NEVILLE
DRIVE



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

SILVER

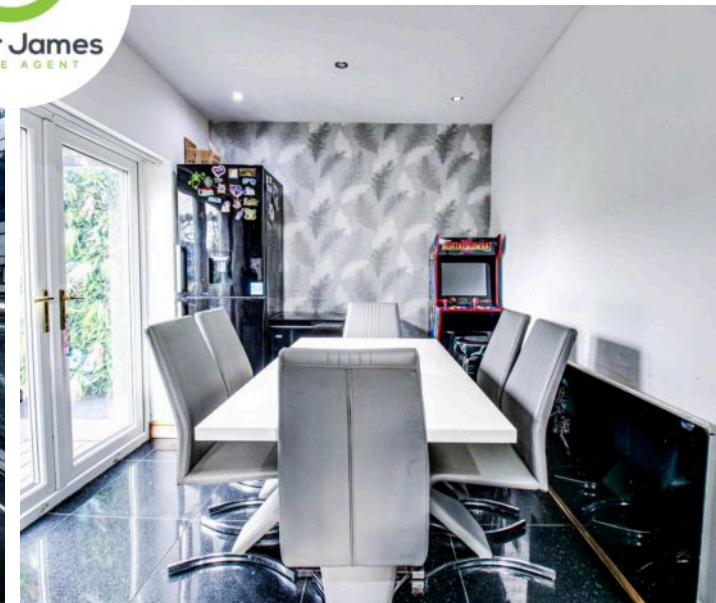
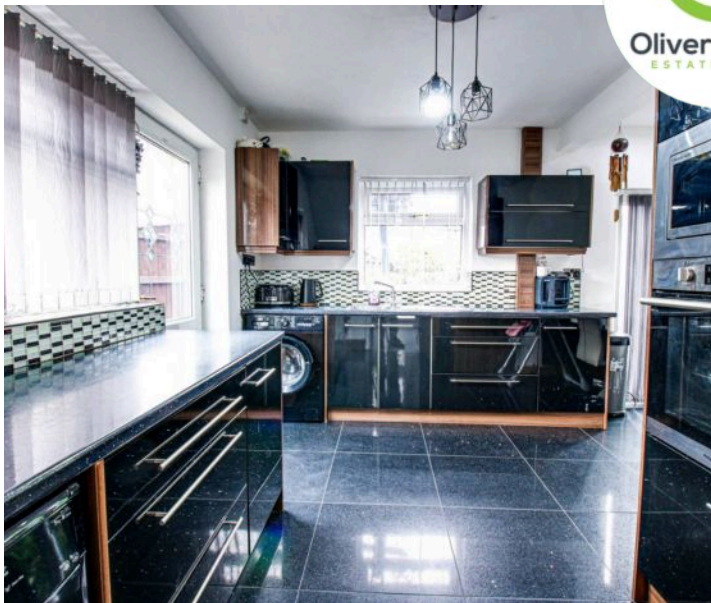
SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Neville Drive, Irlam
In Excess of **£200,000**



23 Neville Drive

Irlam, Manchester

Charming 3-bed end of terrace house with loft room and tasteful decor. Luxurious quartz flooring, L-shaped kitchen diner, composite decking area. Freehold with no chain. Perfect blend of space and style.

Council Tax band: A

Tenure: Freehold

- Three Bedroom End Terrace
- Plus Loft Room with Skylight and Decor
- Corner Plot
- Quartz Tiled Flooring to Hallway, Kitchen Diner and Bathroom
- Spacious L Shaped Kitchen Diner
- Two Double Bedrooms, One Single
- Front, Side and Rear Gardens with lovely rear composite decking seating area
- Freehold





Hallway

Quartz effect tiled flooring with understair storage area

Lounge

13' 1" x 10' 2" (4.00m x 3.10m)

Front facing upvc window and radiator.

Kitchen Diner

17' 9" x 12' 2" (5.40m x 3.70m)

Rear and side facing upvc windows, rear facing upvc french doors, fitted range of base and wall units, electric oven, hob, microwave, radiator and quartz effect tiled flooring.

Landing

Ladders up to Loft Room

Bedroom One

10' 6" x 10' 10" (3.20m x 3.30m)

Rear facing upvc window, fitted wardrobes with mirrored doors and radiator.

Bedroom Two

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

Front facing upvc window and radiator.

Bedroom Three

8' 2" x 10' 6" (2.50m x 3.20m)

Front facing upvc window, over bulk head storage housing boiler approx 2 years old and radiator.

Bathroom

6' 11" x 5' 3" (2.10m x 1.60m)

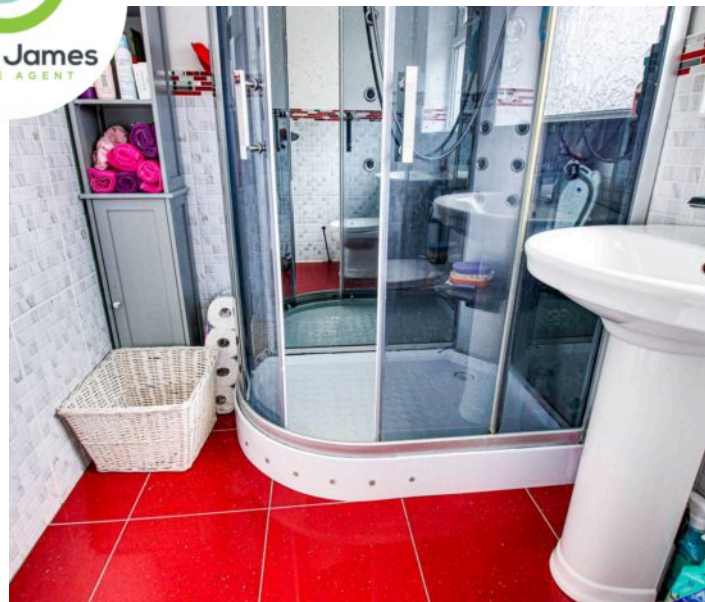
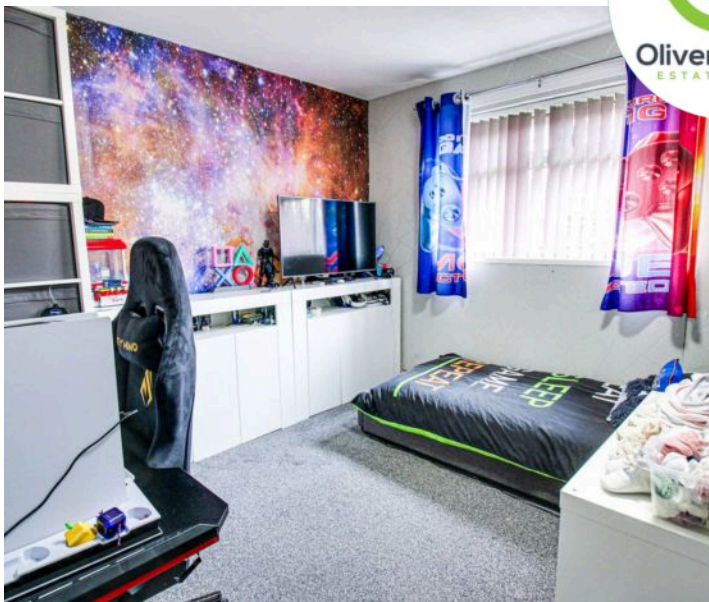
Rear facing upvc window, cubicle shower, wash basin, WC and red quartz effect tiled flooring.

Loft Room

Skylight, fully decorated with carpets.



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REAR GARDEN

Composite decking area, lawn, side patio with brick store.
Gates to the rear for communal parking

GARDEN

Front patio entrance





Total Area: 75.3 m² ... 811 ft²
 All measurements are approximate and for display purposes only



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