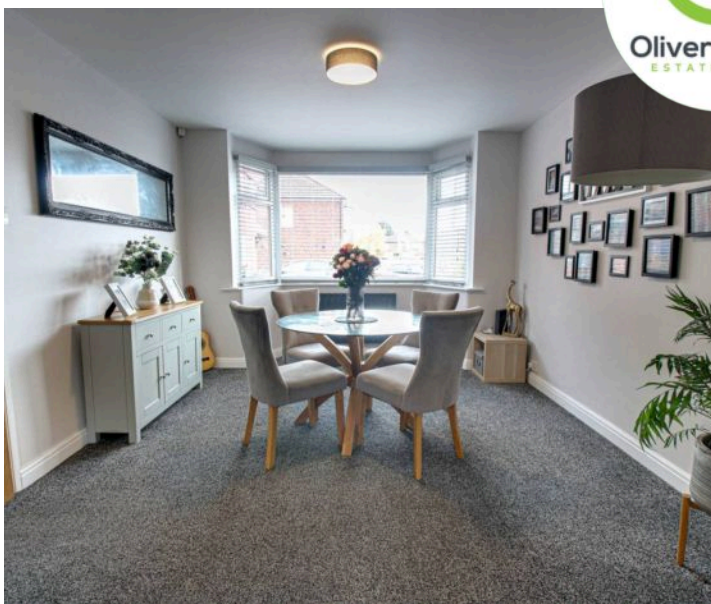


SCAN ME



BOOK A VIEWING





## Radford Drive

Irlam, Manchester

This stunning 3-bedroom semi-detached house in a sought-after cul-de-sac offers modern living with premium decor, two reception rooms, a dream kitchen and spacious outdoor area with potential for extension. Perfect for families and entertaining. Book your viewing today!

Council Tax band: C

Tenure: Leasehold

- Extended Three Bedroom Semi Detached
- Two reception Rooms
- Stunning Decor Throughout
- Newly Fitted Kitchen with Integral Appliances
- Large Corner Plot with Sizeable Lawn garden and large patio area
- Plenty Of Potential to extended to the side or rear, all building a garden room. Subject to planning
- Cul-De-Sac Location







### Hallway

Tiled flooring and modern style radiator along with underfloor heating.

### Lounge

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

Rear facing patio door and modern style radiator.

### Dining Room

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

Front facing upvc bay window and modern style radiator.

### Kitchen (Extended)

17' 1" x 6' 3" (5.20m x 1.90m)

Rear facing upvc window, fitted range of base and wall units, Integral appliances, acrylic worktops, underfloor heating. Neff Hob, Electric oven, tiled flooring, Vaillant Boiler, under stairs cupboard.

### Landing

Side facing upvc window

### Bedroom One

13' 1" x 10' 6" (4.00m x 3.20m)

Front facing upvc bay window and radiator.

### Bedroom Two

10' 10" x 12' 2" (3.30m x 3.70m)

Rear facing upvc window, loft access and radiator.

### Bedroom Three

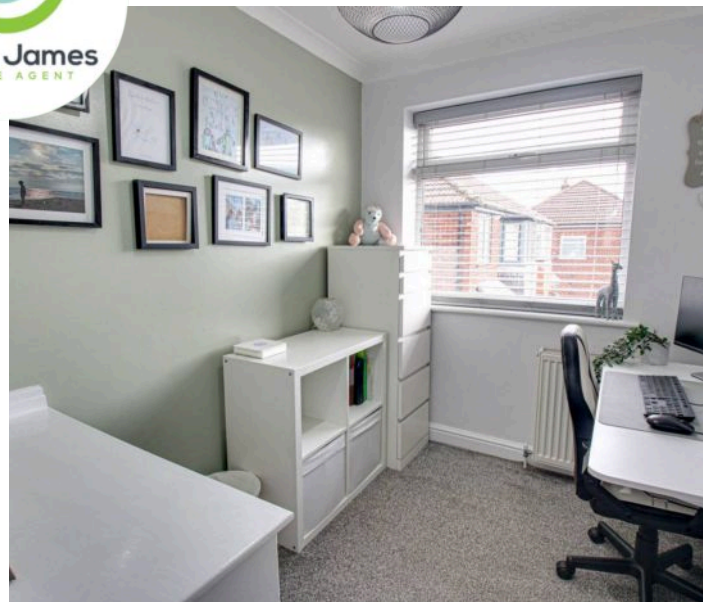
6' 7" x 7' 7" (2.00m x 2.30m)

Front facing upvc window, coving and radiator.

### Bathroom

8' 2" x 6' 3" (2.50m x 1.90m)

Rear facing upvc window, four piece bathroom suite, tiled walls and flooring. Heated towel rail.





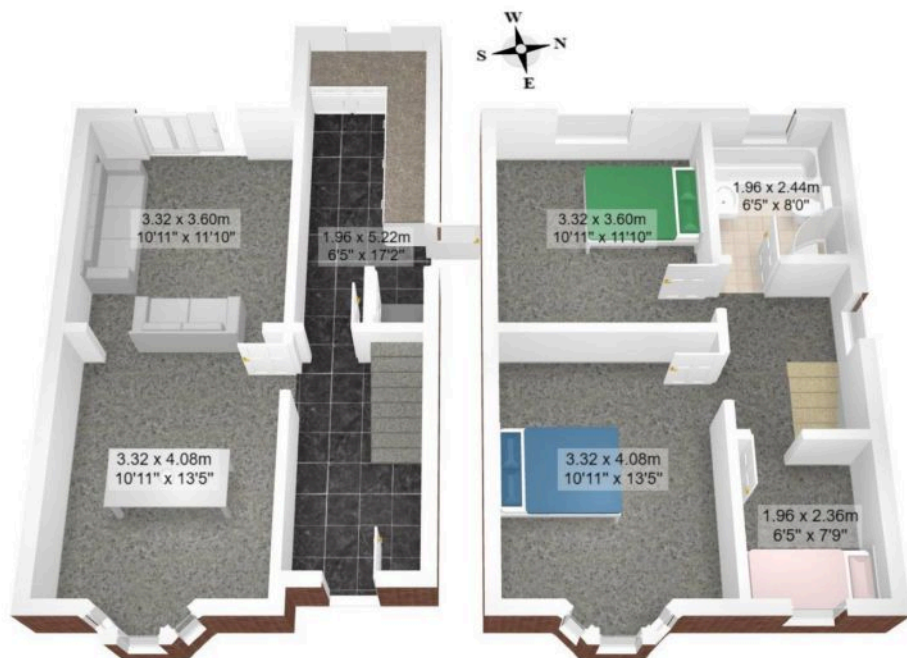
## GARDEN

Large expansive garden area with large patio to the rear of the property making it an ideal area to entertain, large lawn area with scope to extend subject to planning.

## DRIVEWAY

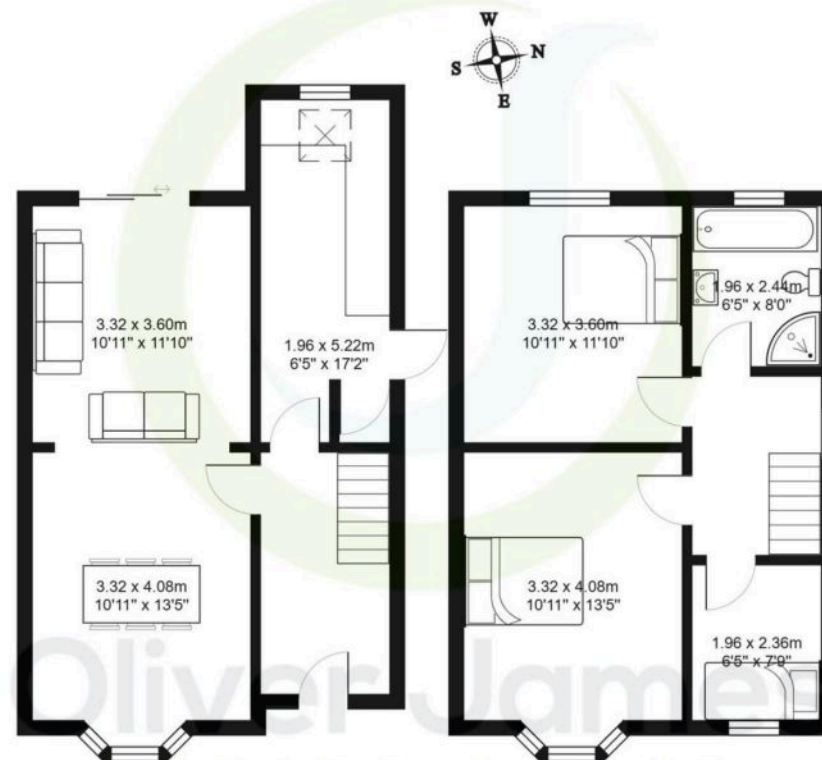
3 Parking Spaces





Total Area: 88.5 m<sup>2</sup> ... 953 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only





**Oliver James**

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