



Oliver James
ESTATE AGENT



The **Negotiator**
Awards 2024
REGIONAL AGENCY
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 **Oliver James**
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Woodlands Avenue, Irlam
Offers in Region of **£240,000**



2 Woodlands Avenue

Irlam, Manchester

Inviting 2-bed semi-detached bungalow with rear extension, spacious lounge & kitchen, ample parking, garage, and sunny patio garden.

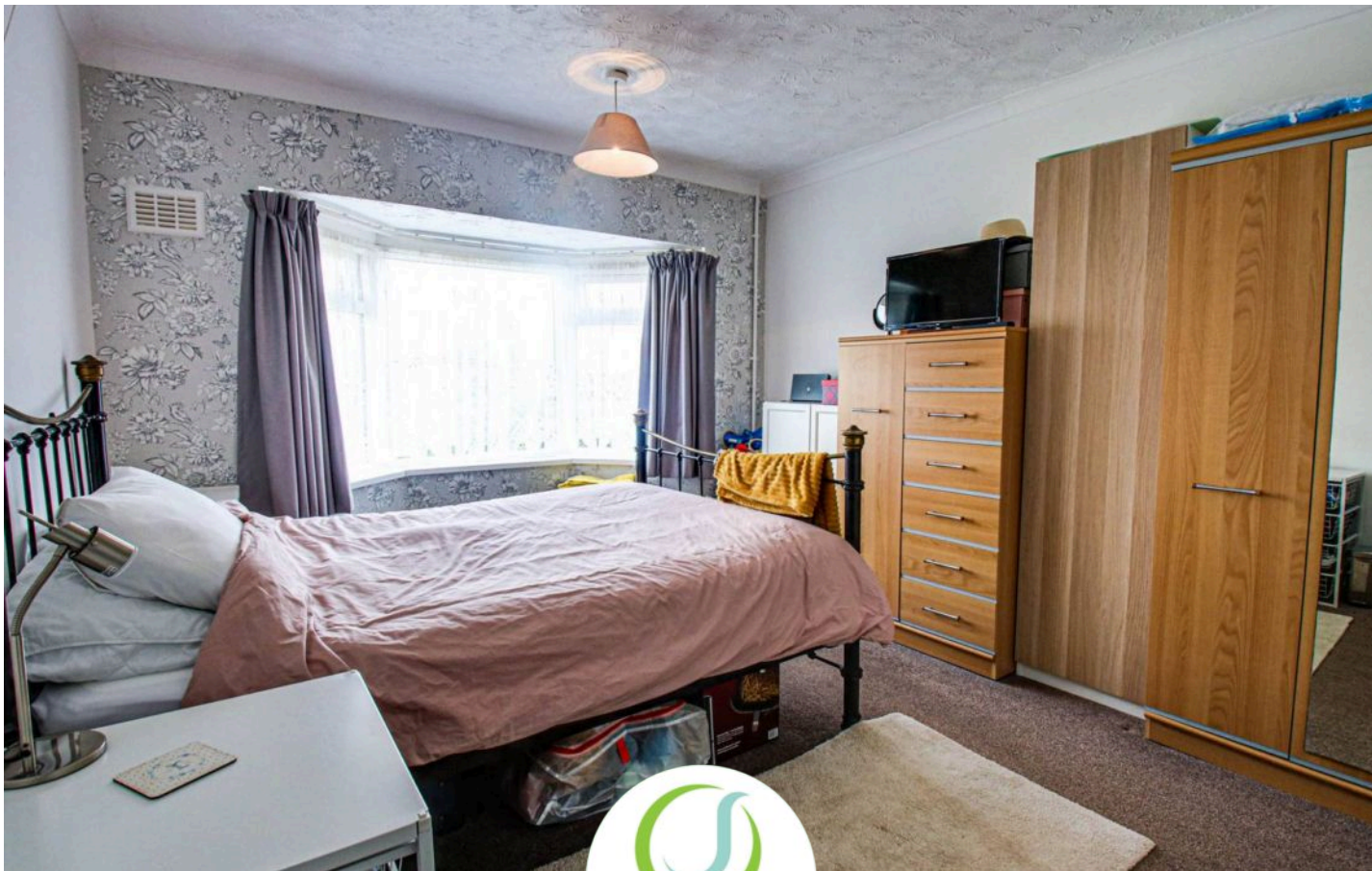
Freehold property full of charm & possibilities. Create your dream lifestyle here.

Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi Detached Bungalow
- Rear extension to Lounge and Kitchen
- Lounge and Diner measuring an impressive 6.5 metres
- Large double main bedroom and 2nd is a small double
- Detached Garage
- Long driveway for several cars
- Low maintenance patio garden
- South West facing garden
- Freehold





Hallway

Side facing upvc door, radiator, loft access (part boarded with ladder)

Lounge Diner

21' 4" x 10' 10" (6.50m x 3.30m)

Rear facing patio doors, inset to chimney fire and radiator.

Kitchen

15' 1" x 8' 6" (4.60m x 2.60m)

Side facing upvc window, fitted range of base and wall units, plumbed for washer and cupboard housing Vaillant Boiler (approx 2017).

Bedroom One

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

Front facing upvc window, coving and radiator. Room measures approx 4.5m into the bay

Bedroom Two

8' 6" x 8' 10" (2.60m x 2.70m)

Front facing upvc window and radiator.

Bathroom

5' 7" x 5' 7" (1.70m x 1.70m)

Side facing upvc window, panel bath with over shower, wash basin, WC, splash back tiling and heated towel rail.



GARDEN

Large patio area, with small lawn strip and flower border.

GARAGE

Single Garage

Side facing window and door, power and up/over door.

2.7m x 5.4m

DRIVEWAY

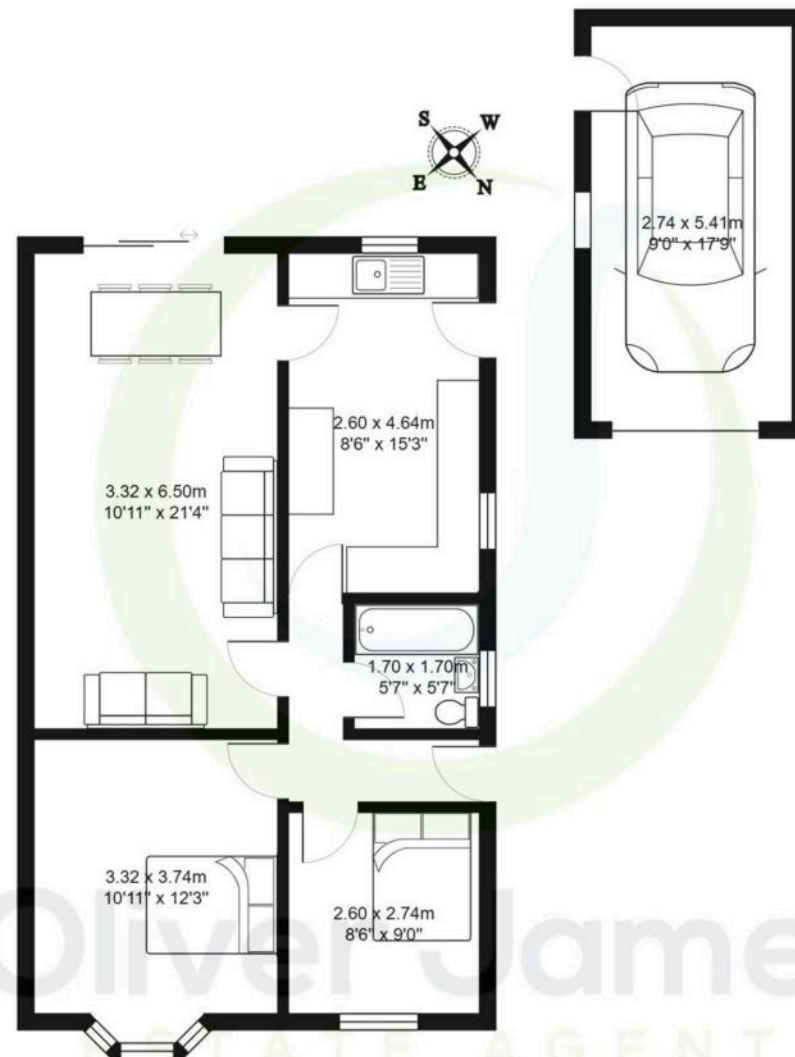
4 Parking Spaces





Total Area: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only



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