



Oliver James
ESTATE AGENT



negotiator
wards 2024
AGENCY
YEAR
FAST
WEST



 **Oliver James**
ESTATE AGENT

Marston Drive, Irlam
Offers Over £210,000



15 Marston Drive

Irlam, Manchester

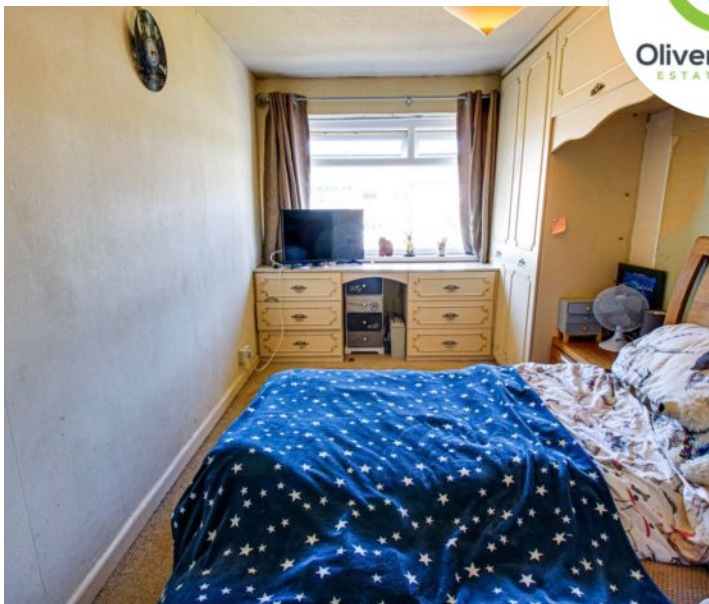
Charming 3-bed mid-terraced house in peaceful cul-de-sac near Broadway. Bright lounge, conservatory, open-plan kitchen diner, south-facing garden, off-road parking. Ideal family home with potential to update to your style. Freehold, close to amenities. Start your next chapter here! Schedule a viewing today.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Mid Town House
- Spacious Lounge
- Added Conservatory
- Open Plan Kitchen Diner
- Two Double Bedrooms, One Single
- Light Cosmetic Updating required
- South Facing Garden
- Driveway with front lawn garden
- Cul De Sac Location off the desirable Broadway
- Freehold





Hallway

5' 7" x 2' 11" (1.70m x 0.90m)

Vestibule Entrance

Lounge

14' 5" x 13' 1" (4.40m x 4.00m)

Front facing upvc window, gas living flame fire, coving and radiator.

Kitchen Diner

14' 5" x 8' 10" (4.40m x 2.70m)

Two rear facing upvc windows, fitted range of base and wall units, integral fridge, freezer and gas hob, understairs cupboard and radiator.

Conservatory

11' 2" x 9' 2" (3.40m x 2.80m)

Tiled flooring and ceiling fan light

Landing

Loft Access (Boiler approx 7 years old, part boarded with ladder).

Bedroom One

13' 9" x 7' 10" (4.20m x 2.40m)

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

Bedroom Two

7' 10" x 9' 10" (2.40m x 3.00m)

Rear facing upvc window and radiator.

Bedroom Three

9' 2" x 5' 11" (2.80m x 1.80m)

Front facing upvc window, over bulk head cupboard and radiator.

Bathroom

6' 7" x 5' 11" (2.00m x 1.80m)

Rear facing upvc window, panel bath with over shower, vanity sink unit, WC, tiled walls and heated towel rail.

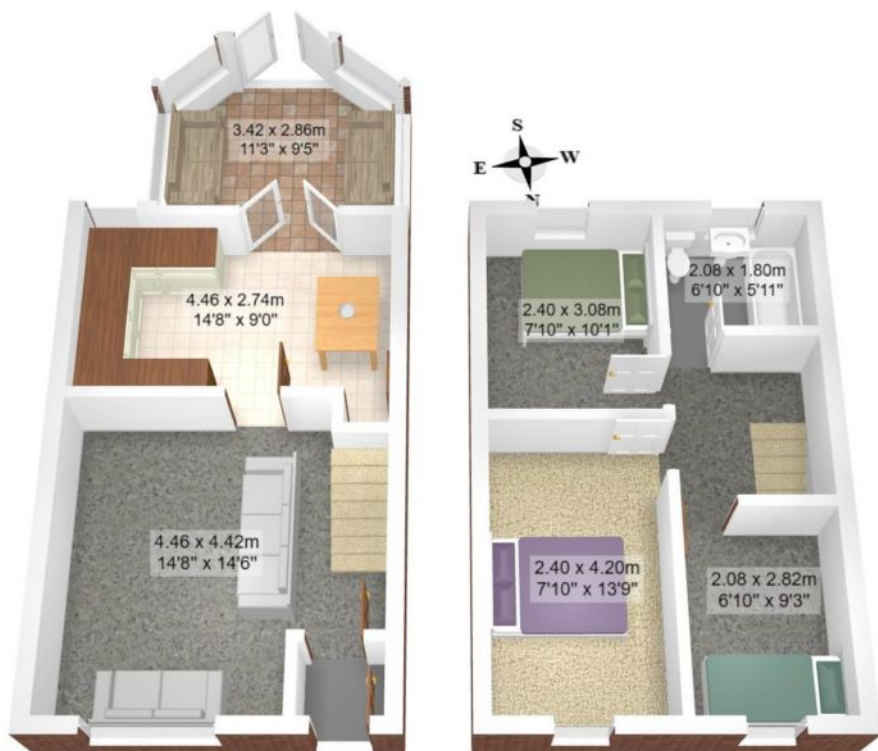
GARDEN

South facing garden area in need of some landscaping

DRIVEWAY

1 Parking Space





Total Area: 76.2 m² ... 821 ft²

All measurements are approximate and for display purposes only



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