



Oliver James
ESTATE AGENT



TheNegotiator

Awards 2025

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

SILVER

SCAN ME

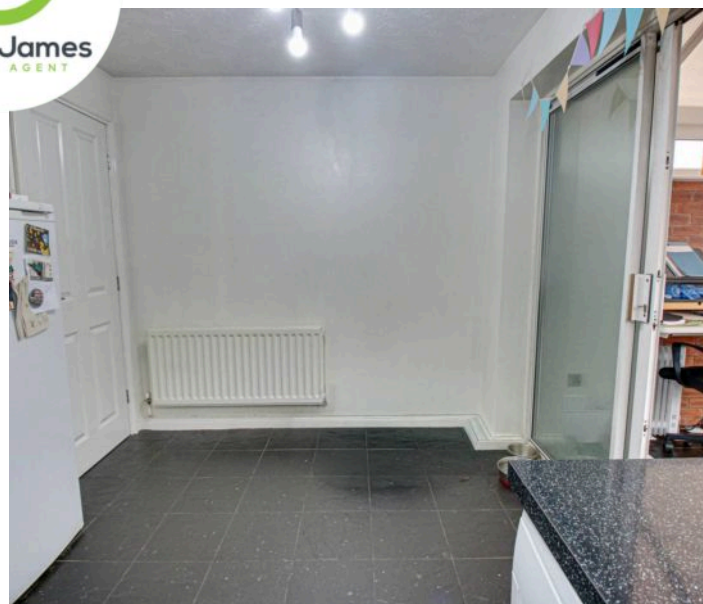
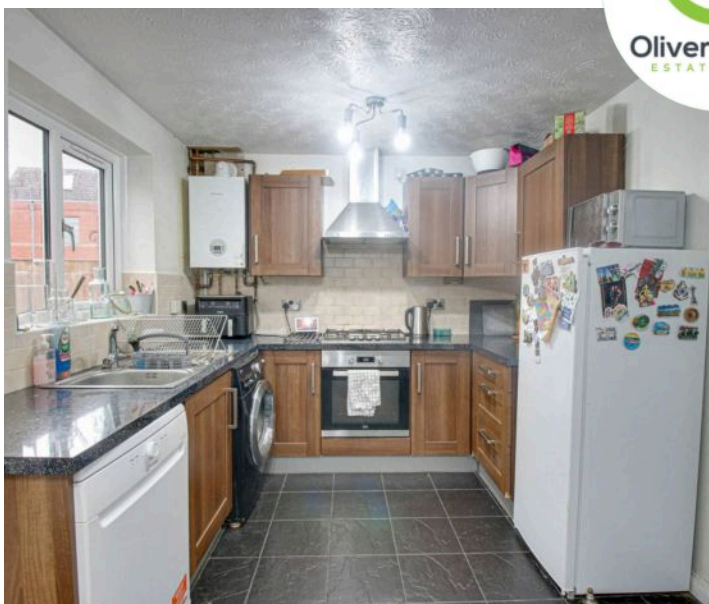


BOOK A VIEWING

 **Oliver James**
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Oleo Terrace, Irlam

In Excess of **£260,000**



7 Oleo Terrace

Irlam, Manchester

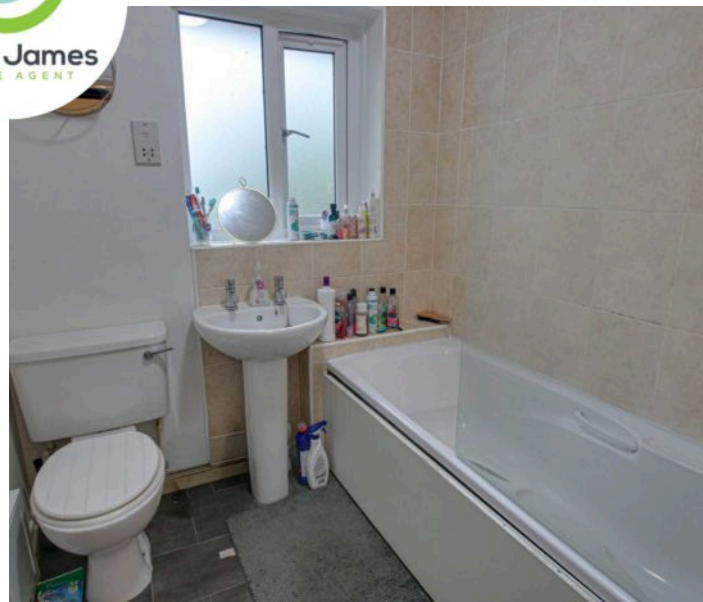
Charming 3-bed semi-detached with modern layout. Features conservatory, newly fitted boiler, side garden, and patio area. Freehold. Peaceful neighbourhood close to amenities. Perfect blend of charm and comfort with extra space for a home office or hobby room.

Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Modern End Terrace
- Added Conservatory
- Cul-De-Sac Location
- Newly Fitted Boiler
- Two Double Bedrooms, One Single
- Corner Plot with Extra Side garden area
- Lovely Lawn Garden with Patio Seating area
- Freehold
- Sought After Development





Hall

Laminate flooring and radiator

Lounge

13' 9" x 11' 10" (4.20m x 3.60m)

Front facing upvc double glazed window, laminate flooring, electric fire with modern surround and radiator.

Kitchen Diner

8' 10" x 15' 1" (2.70m x 4.60m)

Rear facing upvc double glazed window, fitted range of base and wall units, electric oven and four ring gas hob, recently installed boiler, bowl and half sink drainer unit, splash back tiling, tiled floor, under stairs cupboard and radiator.

Conservatory

11' 6" x 8' 2" (3.50m x 2.50m)

Tiled floor and ceiling fan light.

Landing

Loft access and storage cupboard.

Bedroom One

8' 6" x 11' 6" (2.60m x 3.50m)

Front facing upvc double glazed window and radiator.

Bedroom Two

8' 6" x 11' 2" (2.60m x 3.40m)

Rear facing upvc double glazed window and radiator.

Bedroom Three

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

Rear facing upvc double glazed window, laminate flooring and radiator.

Bathroom

5' 11" x 6' 3" (1.80m x 1.90m)

Front facing upvc double glazed window, three piece suite comprising of low flush wc, panel bath with shower, pedestal wash basin, splash back tiling and radiator.

GARDEN

Side patio area, rear patio seating and lawn garden.
Southwest facing.

DRIVEWAY

2 Parking Spaces





Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only



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