



Oliver James  
ESTATE AGENT



TheNegotiator  
*Champions 2023*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**

SCAN ME

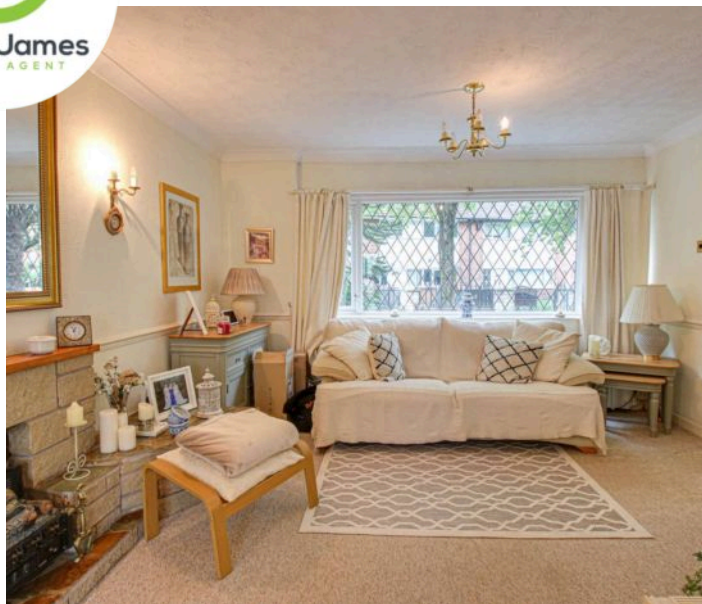
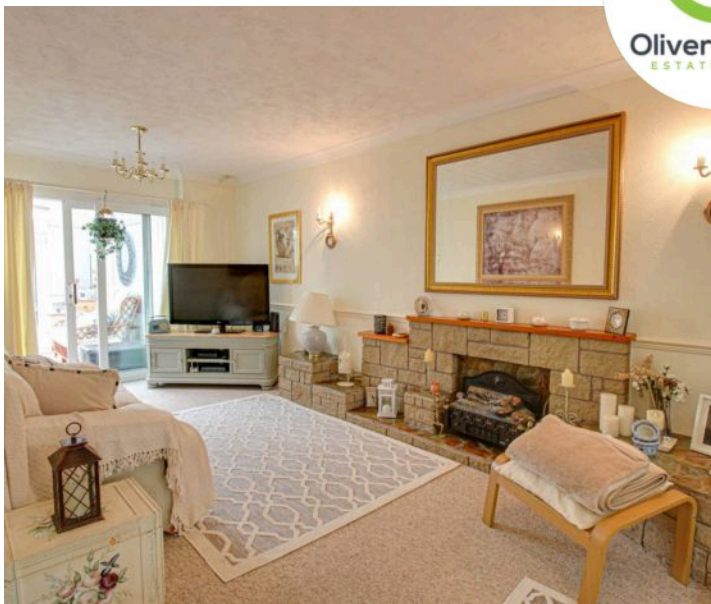


BOOK A VIEWING

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**19 Neville Drive, Irlam**  
In Excess of **£170,000**





## 19 Neville Drive

Irlam, Manchester

Summary: Charming 3-bed terraced house featuring character, modern comfort, spacious living areas, well-appointed kitchen, bright conservatory, well-maintained garden, warm laminate flooring, wooden cabinetry, integrated appliances, 3 bedrooms with dedicated study areas, stylish family bathroom, tasteful decor, and clever storage solutions. Ideal for families or professionals.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Mid Terrace
- Conservatory with garden access
- Corner bath in family bathroom
- Inviting entrance hall laminate flooring.
- Comfortable reception spaces
- Large Reception Rooms
- Garden with Patio Seating areas
- No Chain
- Communal Parking to the rear
- Freehold







### Hallway

Laminate flooring and radiator.

### Lounge

22' 3" x 9' 10" (6.78m x 3.00m)

Front facing upvc window, dado rails and radiator. L

Shape 4.0m x 3.0m x 6.7m x 2.9m

### Conservatory

9' 5" x 10' 4" (2.86m x 3.14m)

Ceiling fan light, laminate flooring and radiator.

### Kitchen Diner

13' 9" x 10' 6" (4.18m x 3.20m)

Rear facing upvc door and window, fitted range base and wall units, electric oven, gas hob and radiator.

### Landing

Dado rails and loft access.

### Bedroom One

12' 9" x 12' 1" (3.89m x 3.68m)

Front facing upvc window, fitted wardrobes and radiator.

### Bedroom Two

8' 10" x 12' 1" (2.68m x 3.68m)

Rear facing upvc window, fitted wardrobes and radiator.

### Bedroom Three

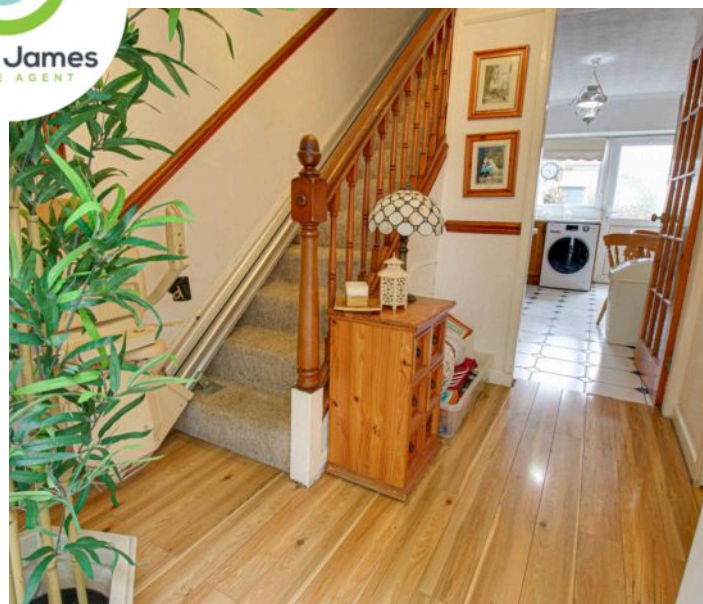
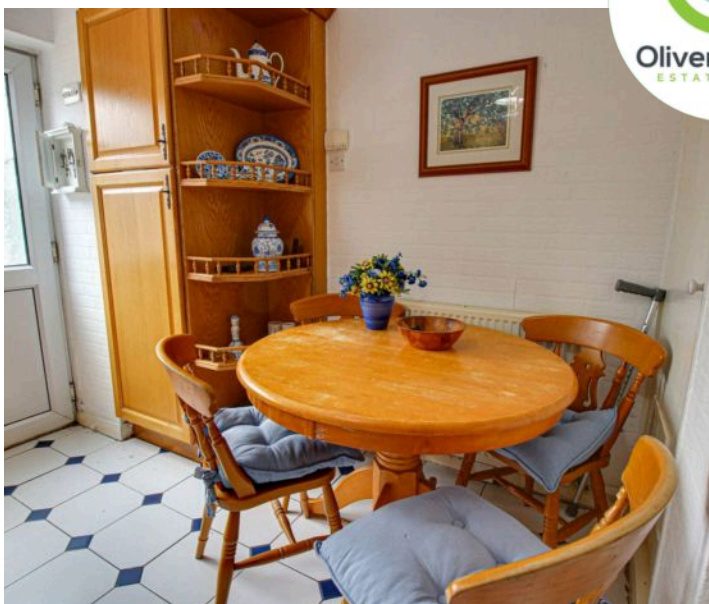
10' 0" x 8' 5" (3.06m x 2.56m)

Front facing upvc window and radiator.

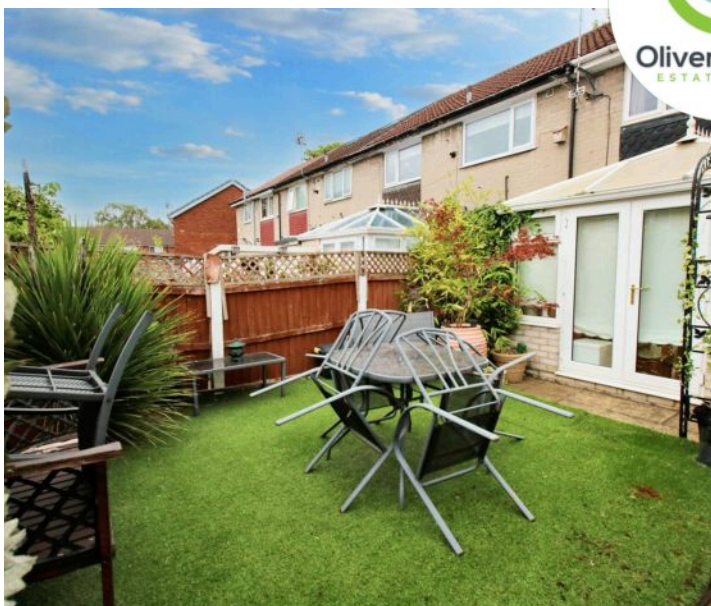
### Bathroom

5' 6" x 8' 5" (1.68m x 2.56m)

Rear facing upvc window, corner bath, pedestal wash basin, WC, tiled wall and radiator.







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## GARDEN

Artificial Grass area, patio seating area and archway to rear gate.

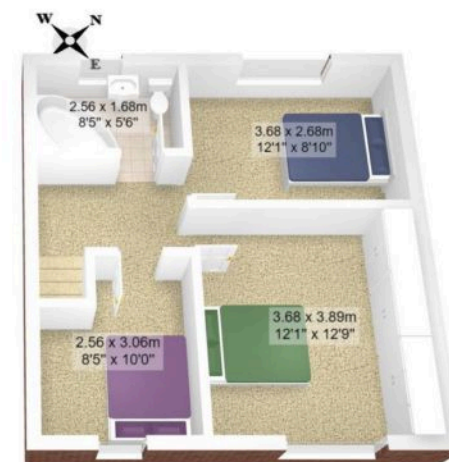
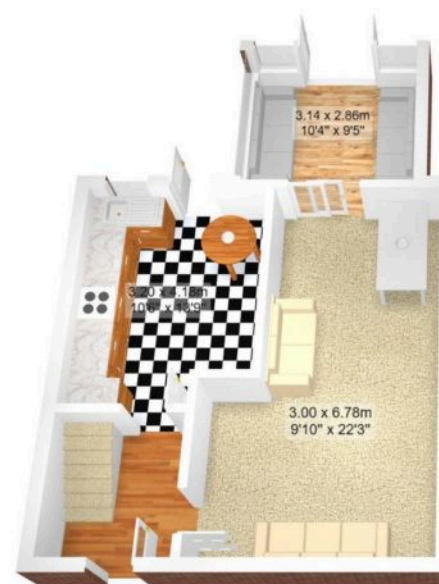






Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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