



Oliver James
ESTATE AGENT



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

SCAN ME

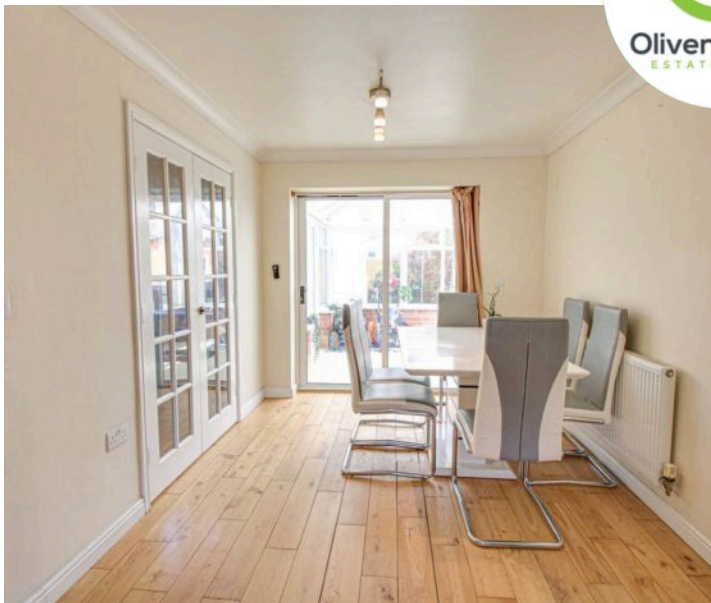


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

96 Rixtonleys Drive, Irlam

Offers in Region of **£395,000**



96 Rixtonleys Drive

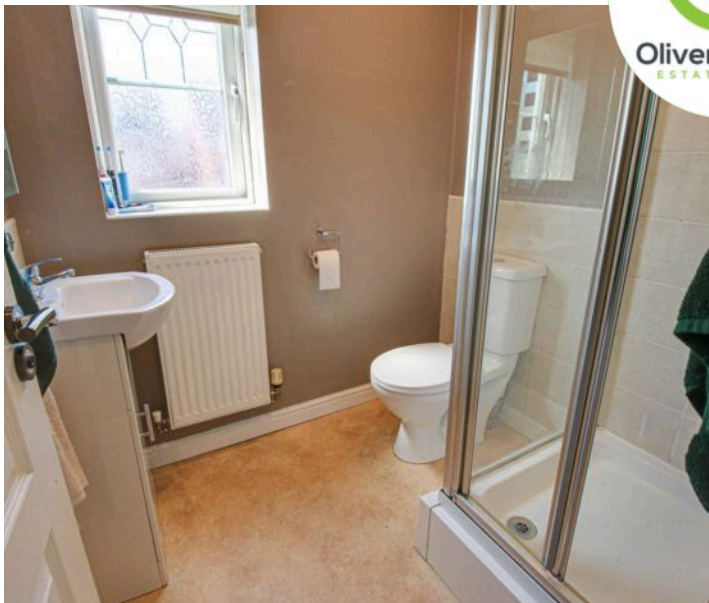
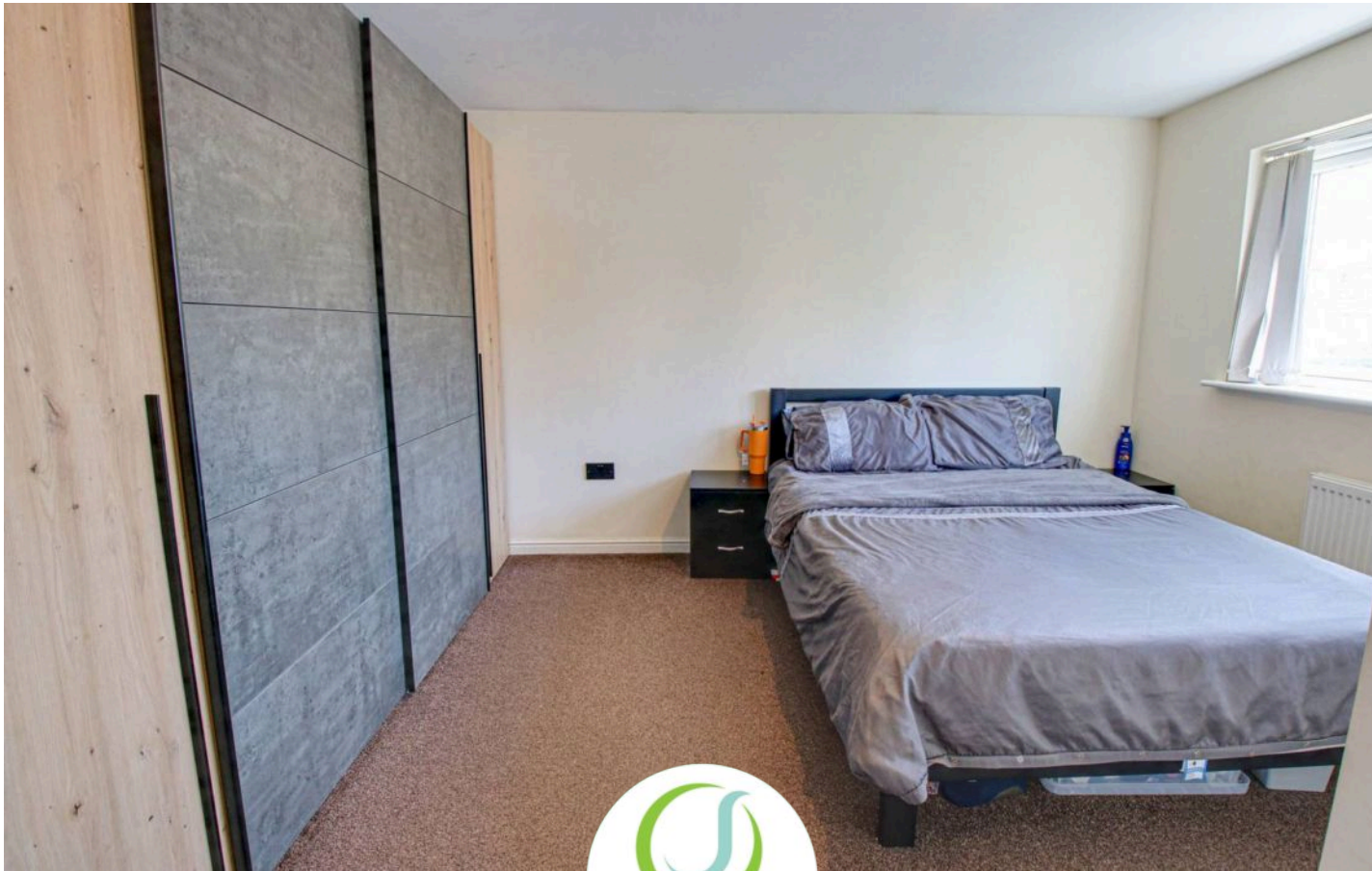
Irlam, Manchester

A stunning 4-bed detached house in a desirable neighbourhood. Modern charm, added conservatory, engineered wooden flooring, utility room, guest WC, 3 reception rooms, main bedroom with en suite, spacious garden with patio and garden room. Freehold with no chain. Ideal for those seeking a contemporary home. Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached
- Added Conservatory
- Engineered Wooden Flooring throughout the downstairs
- Utility Room and Guest WC
- Three Reception Rooms
- Main Bedroom with En Suite
- Spacious garden with lawn, patio and garden room
- Garage conversion
- Freehold
- No Chain





Hallway

9' 6" x 2' 7" (2.90m x 0.80m)

Engineered wooden flooring and radiator

Guest WC

5' 7" x 2' 4" (1.70m x 0.70m)

Front facing upvc window, low flush wc, hand wash basin, radiator and Engineered wooden flooring

Snug

14' 9" x 7' 10" (4.50m x 2.40m)

Front facing upvc window, Engineered wooden flooring, consumer unit and radiator.

Lounge

14' 9" x 12' 2" (4.50m x 3.70m)

Front facing upvc window, Engineered wooden flooring, downstairs cupboard and radiator.

Dining Room

9' 6" x 8' 6" (2.90m x 2.60m)

Rear facing patio doors, Engineered wooden flooring and radiator.

Conservatory

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

Side facing upvc french doors, ceiling fan light and power points.

Kitchen

10' 2" x 9' 2" (3.10m x 2.80m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob, Engineered wooden flooring and plumbed for dish washer.

Utility Room

9' 6" x 5' 7" (2.90m x 1.70m)

Rear facing door, Engineered wooden flooring, base units with sink and plumbed for washer. Storage cupboard 2.5m x 0.7m

Bedroom One

14' 5" x 9' 2" (4.40m x 2.80m)

Front facing upvc window, over bulk head cupboard and radiator. Room widens to 3.7m

GARDEN

Patio, Lawn, outside water tap and power points.

DRIVEWAY

1 Parking Space





Total Area: 127.6 m² ... 1374 ft²

All measurements are approximate and for display purposes only



Total Area: 127.6 m² ... 1374 ft²

All measurements are approximate and for display purposes only



Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

