



Oliver James
ESTATE AGENT

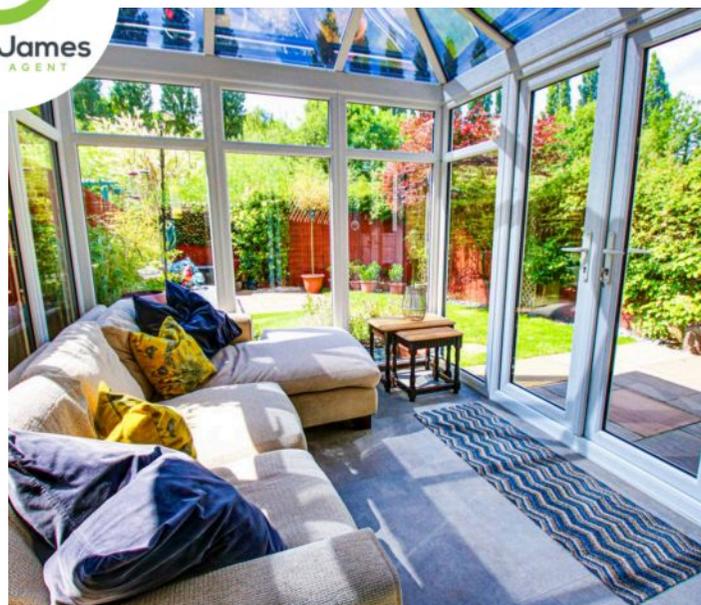
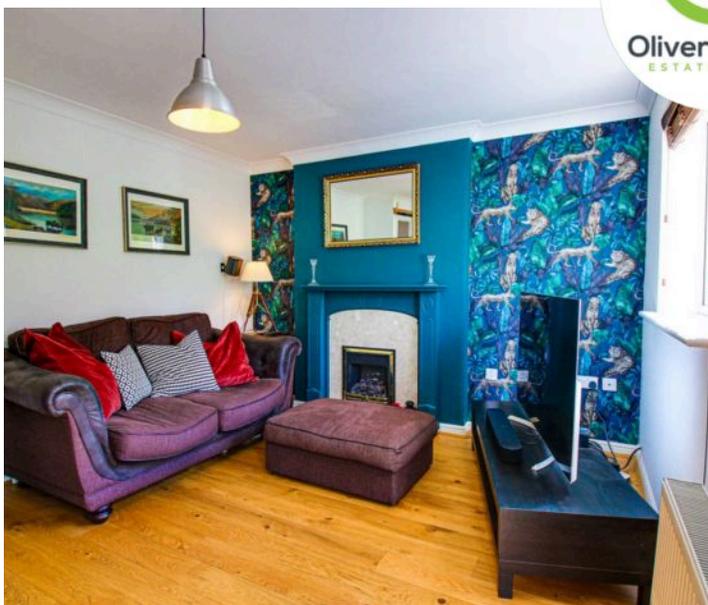
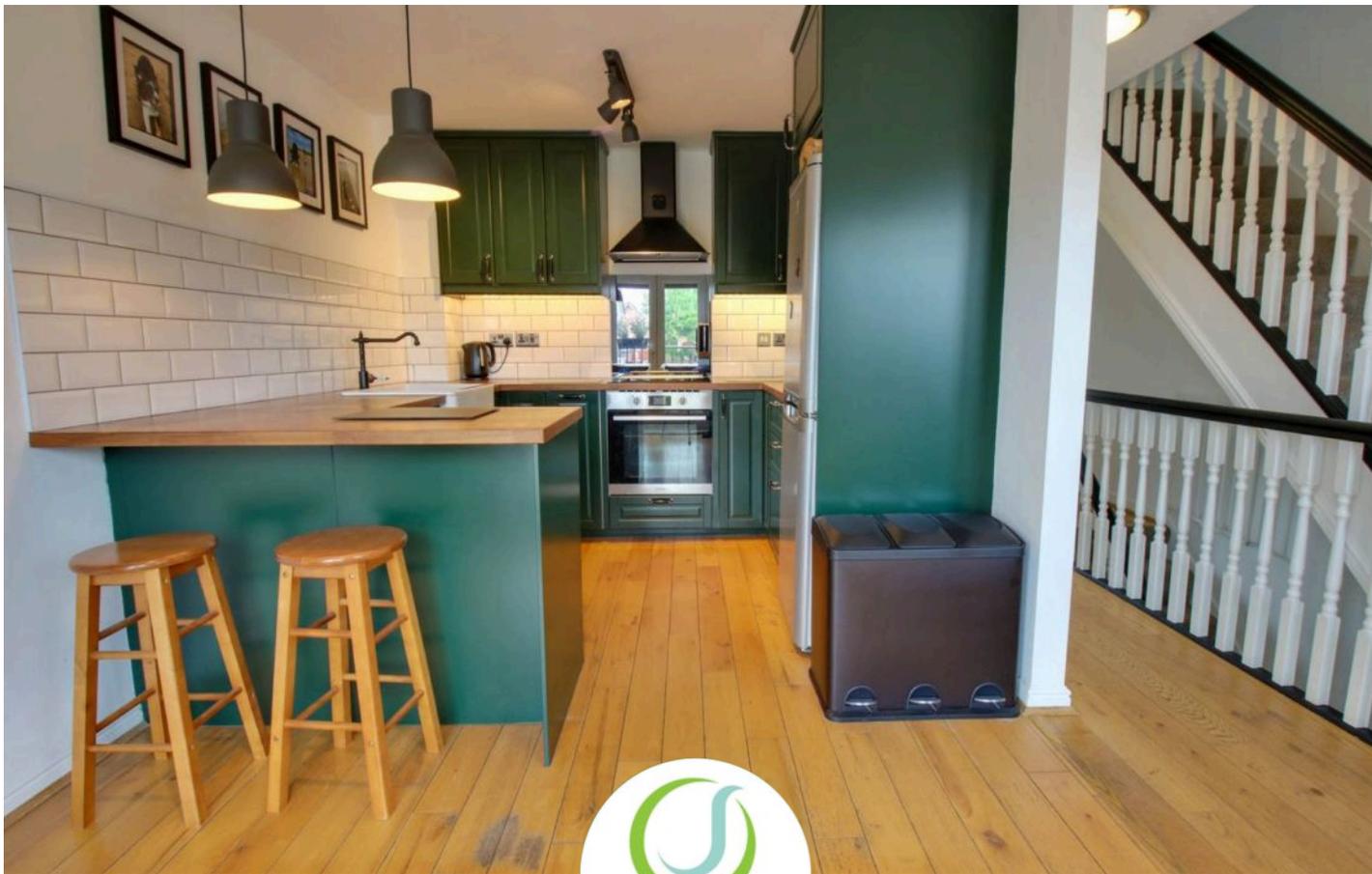


The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



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Sandywarps, Irlam
In Excess of **£325,000**



43 Sandywarps

Irlam, Manchester

Stylish 4-bed semi-detached townhouse on a peaceful cul-de-sac backing onto protected woodland. Versatile living with no passing traffic, picturesque views, conservatory, en suite, and serene garden.

Council Tax band: D

Tenure: Freehold

- Four-Bedroom Semi-Detached Townhouse set over three spacious floors
- Uninterrupted Woodland Views to the rear – no houses behind and total privacy
- Beautiful Conservatory with heat-filter roof – perfect as a second sitting room, playroom or garden room
- Three Bathrooms including ground floor shower room, en suite to the main bedroom, and a family bathroom
- Generous Lounge with French doors and leafy views – a peaceful place to relax
- Modern Kitchen Diner with integrated appliances, perfect blend of modern and contemporary green units with wooden work surfaces, breakfast bar and French doors opening to the rear garden
- Ground Floor Reception Area with French Doors – ideal for guests, teenagers, or office
- Wooden Flooring throughout all three floors adds warmth and style
- Landscaped Rear Garden with patio seating area and direct access to scenic paths
- Driveway Parking & Cul-de-Sac Position offering a quiet, family-friendly setting with no through traffic





Hallway

Tiled flooring, under-stairs cupboard and radiator.

Bedroom Three

8' 6" x 10' 10" (2.60m x 3.30m)

Rear facing patio doors, tiled flooring and radiator.

Conservatory

8' 2" x 9' 6" (2.50m x 2.90m)

Side facing upvc french door, protective film to the roof to help reduce heat.

Shower Room

2' 7" x 7' 10" (0.80m x 2.40m)

Cubicle shower unit, hand wash basin, WC, tiled flooring and radiator.

Landing

Front facing upvc window and wooden flooring

Lounge

15' 1" x 10' 10" (4.60m x 3.30m)

Rear facing upvc window and french doors, has fire, woen flooring, coving and radiator.

Kitchen Diner

8' 10" x 15' 5" (2.70m x 4.70m)

Front facing upvc french door, fitted range of base and wall units, electric oven and hob, breakfast bar, wooden flooring and radiator.

Landing

Loft Access and wooden flooring.

Bedroom One

8' 2" x 13' 1" (2.50m x 4.00m)

Front facing upvc window and radiator.

En Suite

8' 2" x 2' 7" (2.50m x 0.80m)

Cubicle shower unit, wash basin, WC, wooden flooring and radiator.

Bedroom Two

8' 2" x 9' 10" (2.50m x 3.00m)



GARDEN

Lawn garden area, patio seating areas, side garden with shed and outside watertap. Very private garden with landscape views.

GARAGE

Single Garage

Garage, side door into hallway 2.5m x 4.7m

DRIVEWAY

2 Parking Spaces

Lawn garden with flower borders and drive for two cars.





Total Area: 121.5 m² ... 1308 ft²

All measurements are approximate and for display purposes only



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