



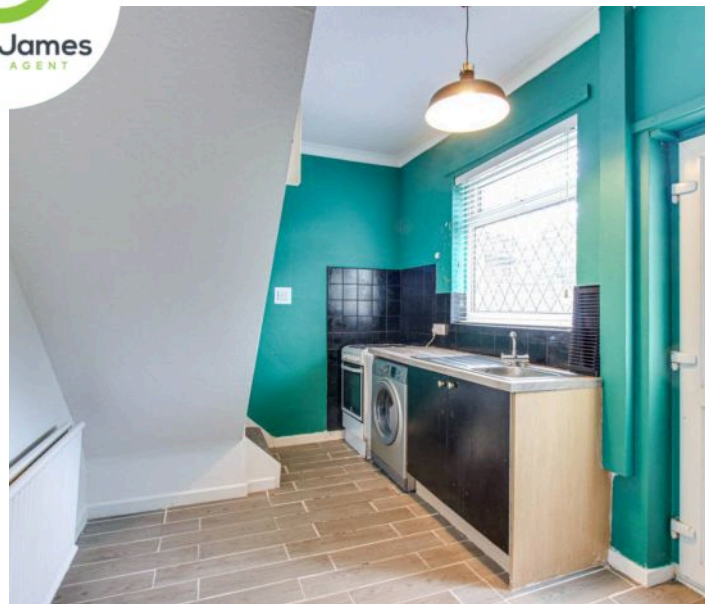
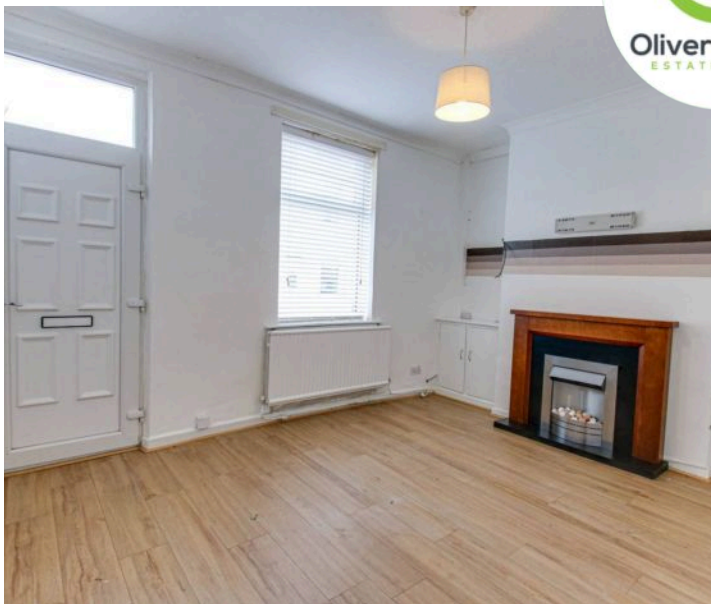
Oliver James  
ESTATE AGENT



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**Dixon Street, Irlam**  
**£115,000**





## 14 Dixon Street

Irlam, Manchester

Ideal 1-bed terrace home near shops, train station & schools, featuring cosy lounge, spacious kitchen diner, peaceful bedroom, clean bathroom, and rear yard. Great for first home or investment opportunity, with rental potential at £700pcm. Move-in ready, no chain. Schedule a viewing today!

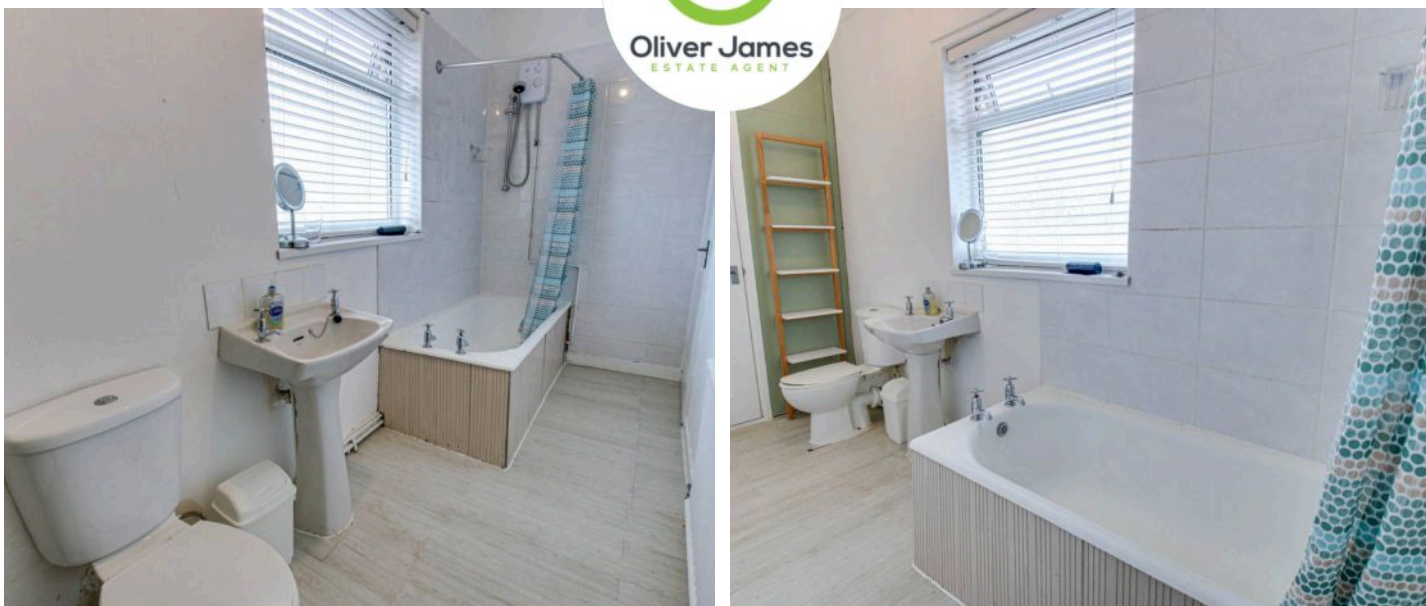
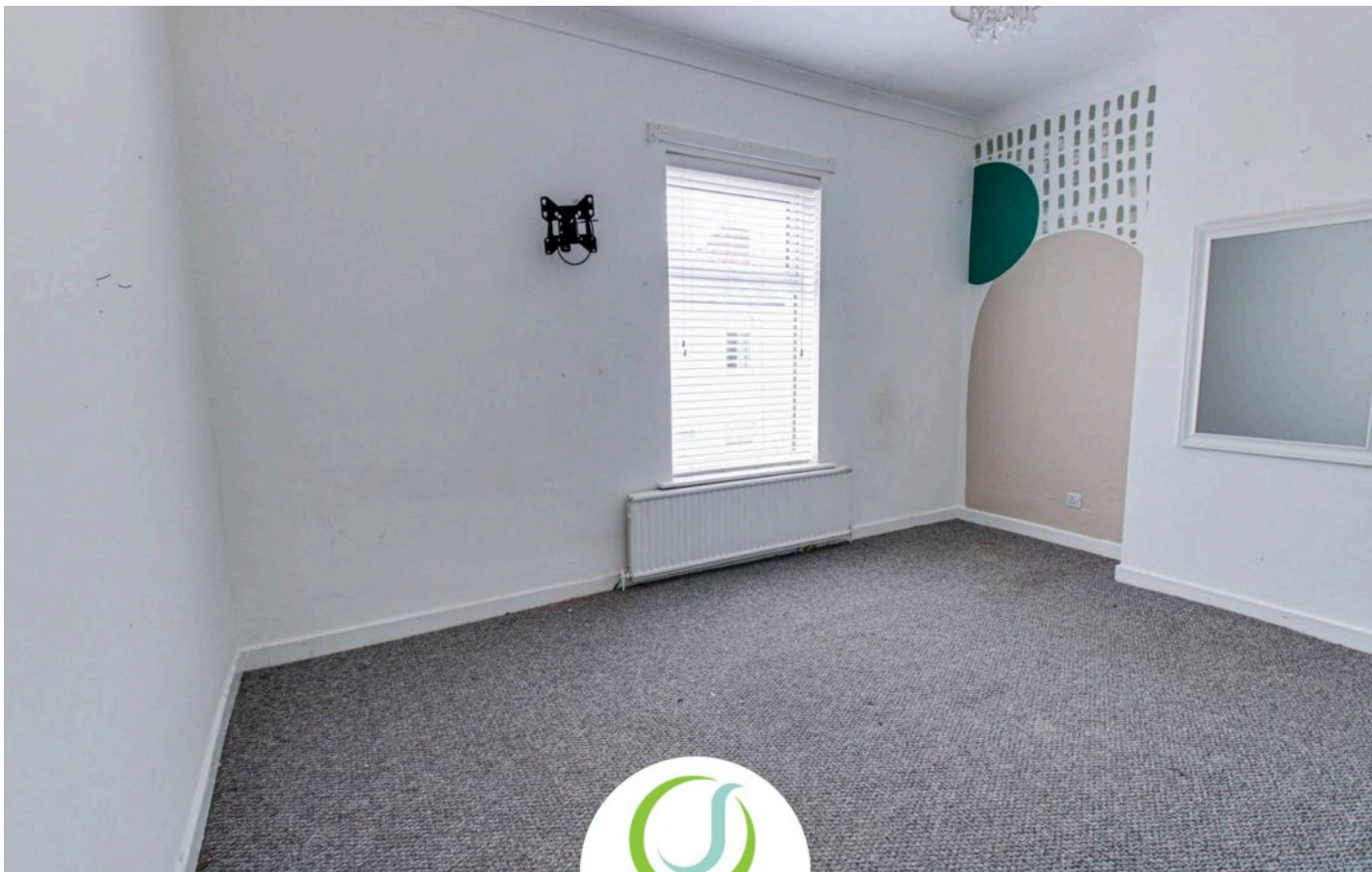
Council Tax band: A

Tenure: Freehold

- One Bedroom Terrace
- Perfect 1st Home
- Investment opportunity that would rent at £700pcm
- Comprises of: Lounge, Kitchen Diner, Bedroom and Bathroom
- Rear Yard
- Near to Local Shops, Irlam Train Station and Schools.







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### Lounge

14' 1" x 10' 2" (4.30m x 3.10m)

Front facing upvc window, laminate flooring and radiator.

### Kitchen

14' 1" x 8' 2" (4.30m x 2.50m)

Rear facing upvc window and door, base and wall units, tiled flooring and radiator.

### Bedroom One

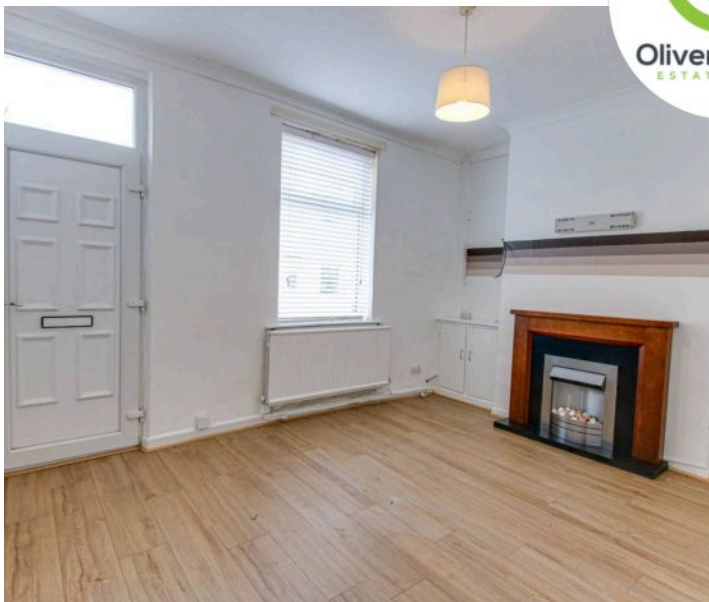
14' 1" x 10' 2" (4.30m x 3.10m)

Front facing upvc window, inset wardrobe and radiator.

### Bathroom

11' 10" x 4' 7" (3.60m x 1.40m)

Rear facing upvc window, bath, WC, sink unit, radiator and cupboard housing Ideal boiler





GARDEN

Rear Yard







Total Area: 50.8 m<sup>2</sup> ... 547 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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## Oliver James

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