



Oliver James  
ESTATE AGENT



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

SCAN ME



BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**School Lane, Irlam**  
Offers in Region of **£265,000**





## 54 School Lane

Irlam, Manchester

Stunning 2-bed semi-detached bungalow with oak flooring, cosy lounge with log burner, dining room extension, modern kitchen, bay windows in bedrooms, fitted wardrobes, chic bathroom. Includes garage, perfect blend of comfort and elegance. Contact for details or viewing. Council Tax band: C

Tenure: Freehold

- Stunning Two Bedroom Semi Detached Bungalow
- Extended across the rear of the property
- Oak Wooden flooring to the hall, lounge and dining room.
- Lounge with Log Burner, cove lighting and feature Cast Iron Radiator.
- Extended Dining Room with feature Cast Iron Radiator and French doors to the garden
- Spacious Kitchen, with modern units and space for a dining table
- Two Bedroom's with Bay windows and Fitted wardrobes
- Modern Bathroom Suite with modern colour schemes of black and grey
- Detached Garage







### Hallwall

Wooden oak flooring, loft access and radiator.

### Lounge

14' 5" x 10' 10" (4.40m x 3.30m)

Oak wooden flooring, log burner, cast iron radiator and cove uplighting.

### Dining Room

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

Rear facing upvc french doors, oak wooden flooring, cove lighting and cast iron radiator.

### Kitchen Diner

17' 1" x 8' 10" (5.20m x 2.70m)

Side facing upvc window, rear facing upvc french doors, herringbone style vinyl flooring, electric oven and hob and anthracite radiator.

### Bedroom One

14' 5" x 10' 10" (4.40m x 3.30m)

Front facing upv bay window, fitted range of wardrobes with sliding doors and radiator.

### Bedroom Two

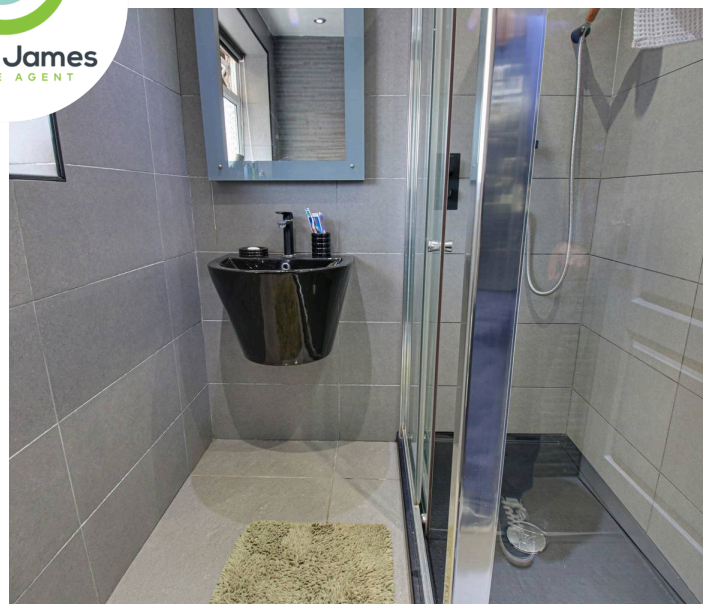
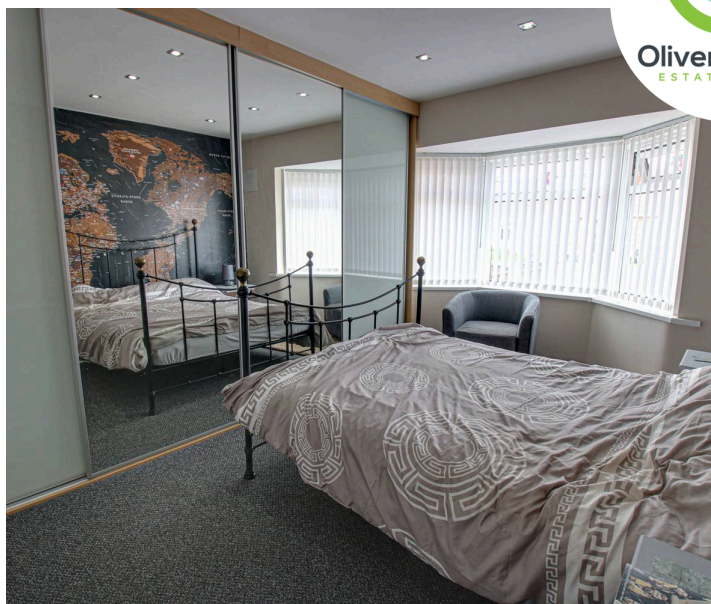
8' 10" x 8' 6" (2.70m x 2.60m)

Front facing upvc bay window, fitted wardrobes and radiator.

### Bathroom

5' 11" x 6' 7" (1.80m x 2.00m)

Side facing upvc window, walk in shower, black sink, black WC, radiator, tiled walls and flooring.





#### **GARDEN**

Patio garden and shed.

#### **GARAGE**

Single Garage

Light and Power 6.0m x 3.1m

#### **DRIVEWAY**

3 Parking Spaces

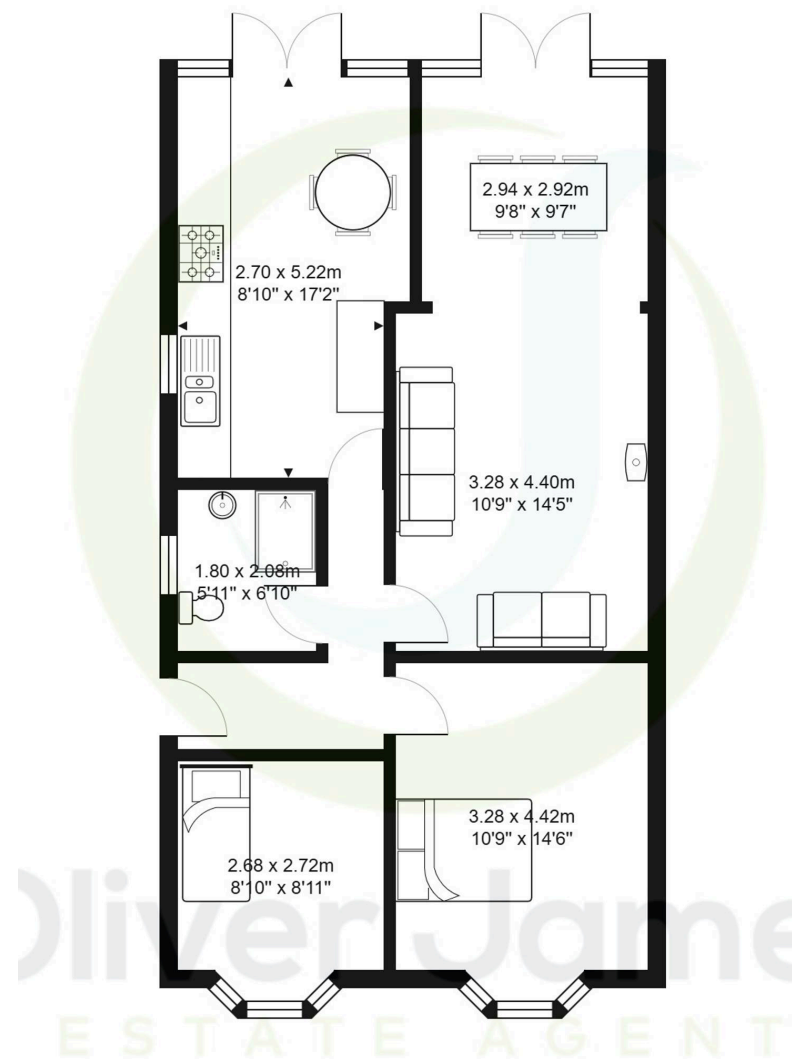






Total Area: 72.1 m<sup>2</sup> ... 776 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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