



Oliver James
ESTATE AGENT



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

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Lorna Way, Irlam

Offers in Region of **£300,000**



10 Lorna Way

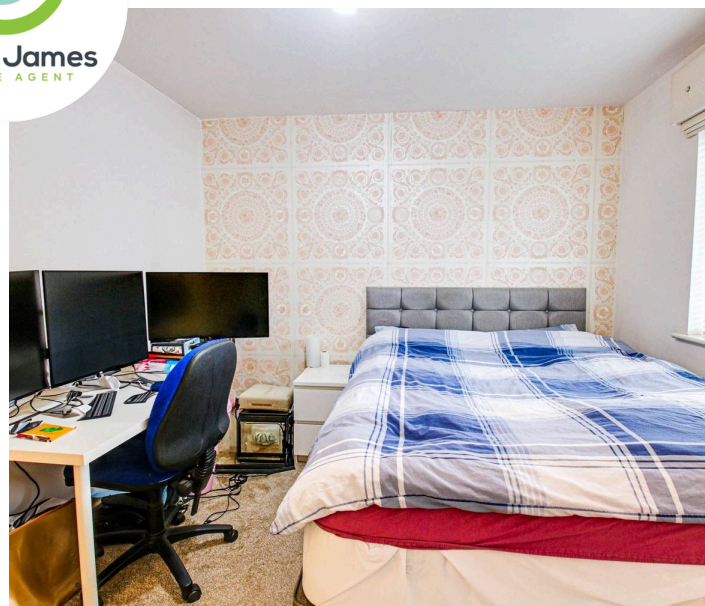
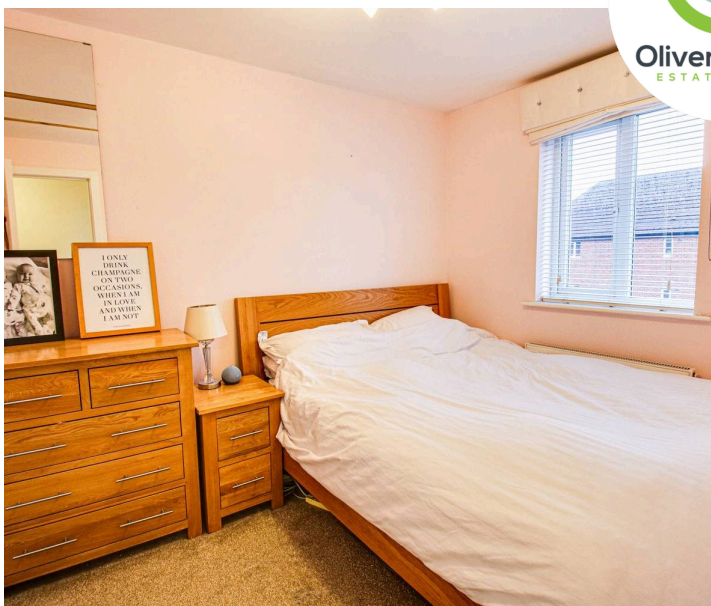
Irlam, Manchester

Stylish 4-bed end terrace house over 3 floors. Generous living spaces, two lounges, luxurious en suite, south-facing garden with parking for two cars. Ideal family home in prime location. Council Tax band: TBD

Tenure: Freehold

- Four Bedroom End Terrace
- Over Three Storeys
- Downstairs WC
- Large Open Plan Kitchen Diner
- Two Lounge's, one to the ground floor and the other to the 1st floor.
- Main Bedroom with En Suite
- Four Good Size Bedrooms
- South facing garden landscaped with artificial grass and patio
- Driveway for two cars
- Freehold





Hallway

Newly fitted composite front door, Partially laminated flooring, storage cupboard and two radiators.

Lounge

8' 10" x 9' 6" (2.70m x 2.90m)

Front facing upvc double glazed window and radiator.

Kitchen Diner

12' 6" x 14' 9" (3.80m x 4.50m)

Rear facing upvc window and newly fitted french doors, fitted range of base and wall units, electric oven and four ring gas hob, plumbed for washer and dishwasher, laminate flooring, storage cupboard and radiator.

WC

4' 3" x 3' 7" (1.30m x 1.10m)

WC, wash basin and radiator.

Landing

Stairs up to.

Main Bedroom

11' 6" x 9' 10" (3.50m x 3.00m)

Rear facing upvc double glazed window, inset wardrobes and radiator.

En Suite

5' 7" x 5' 3" (1.70m x 1.60m)

Rear facing upvc double glazed window, cubicleshower, WC, wash basin and radiator.

Lounge

14' 9" x 11' 10" (4.50m x 3.60m)

Two front facing upvc double glazed window and radiator. 4.5m x 3.6m shortening to 2.7m

Landing

Storage cupboard and radiator.

Bedroom Two

7' 10" x 12' 2" (2.40m x 3.70m)

Front facing upvc double glazed window, feature wood panelling to wall, inset wardrobes and radiator.

GARDEN

Patio and Artificial lawn Areas. South West Facing.

DRIVEWAY

2 Parking Spaces

Driveway to the front for two cars.





Total Area: 111.4 m² ... 1199 ft²

All measurements are approximate and for display purposes only



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