



**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

**Rose Avenue, Irlam**

In Excess of **£250,000**





## 48 Rose Avenue

Irlam, Manchester

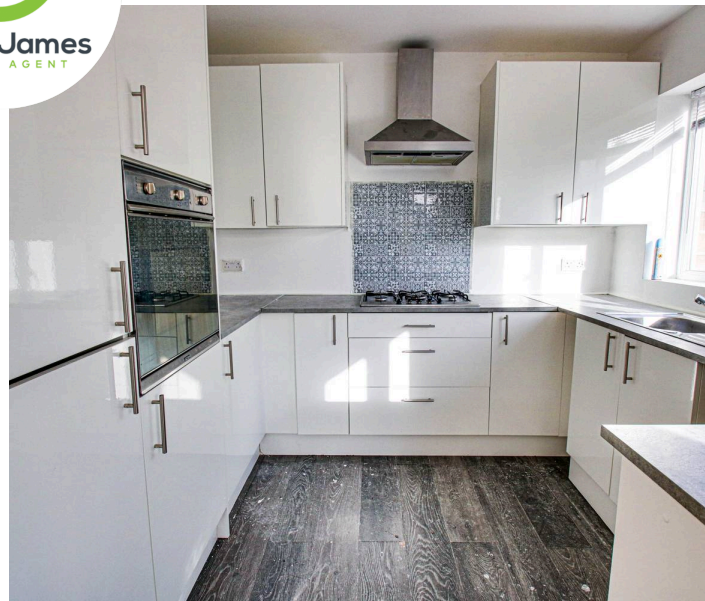
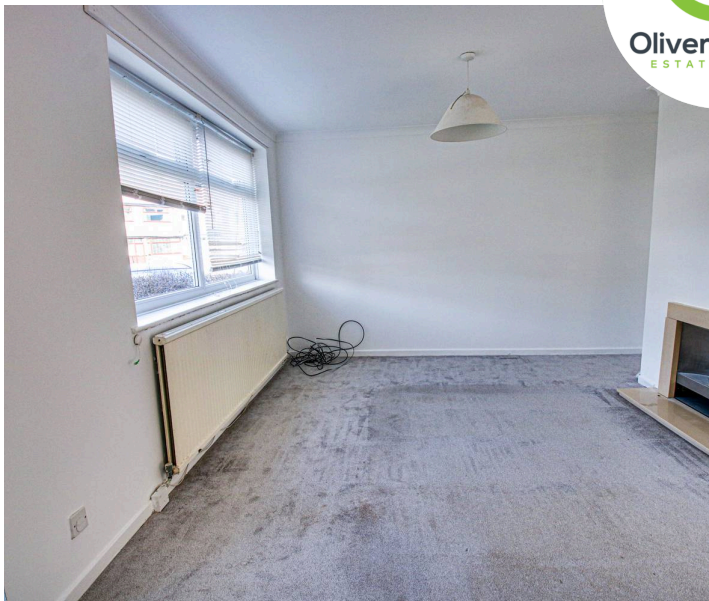
Charming 3-bed semi on corner plot. Modern kitchen, 2 doubles, 1 single. No chain. Detached garage, ample parking. Large lawns. Near amenities. Viewing recommended. Council Tax band: TBD

- Three Bedroom Semi Detached
- Corner Plot Position
- Modern Kitchen
- Two Double Bedrooms, One Single
- No Chain
- Detached Garage with Driveway
- Large Lawn areas to front, side and rear.
- Sought After Road

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## GARDEN

Corner Plot offering lawn gardens to the front, side and rear. Wooden decking area.

## GARAGE

Single Garage

Detached Garage

## DRIVEWAY

1 Parking Space

Driveway leading to garage







Total Area: 74.1 m<sup>2</sup> ... 797 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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**Oliver James**

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