



Oliver James
ESTATE AGENT



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

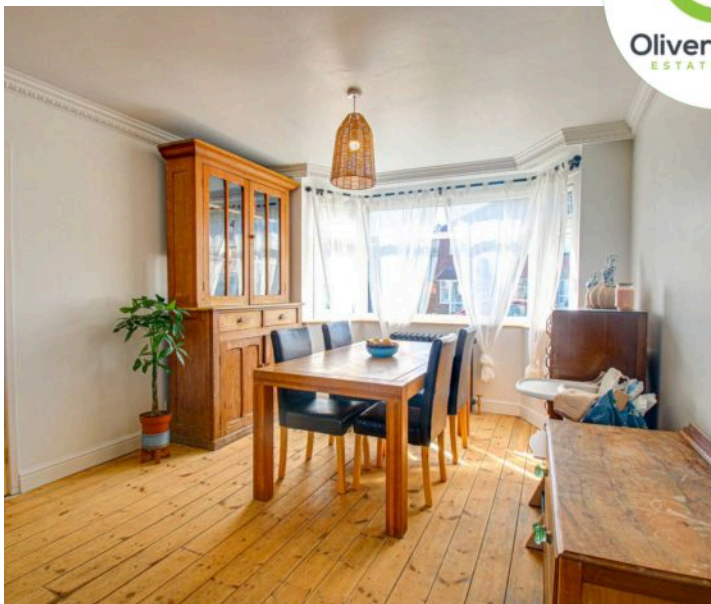
SCAN ME



BOOK A VIEWING

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Hargate Drive, Irlam
Offers in Region of **£300,000**



3 Hargate Drive

Irlam, Manchester

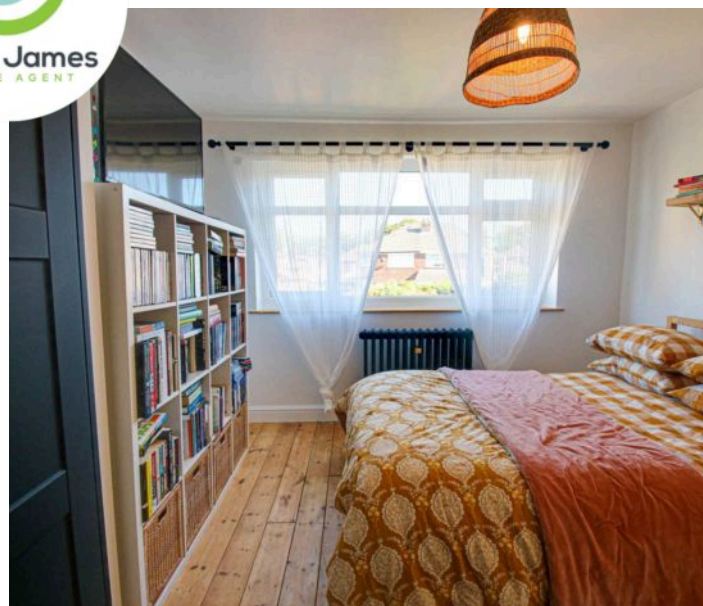
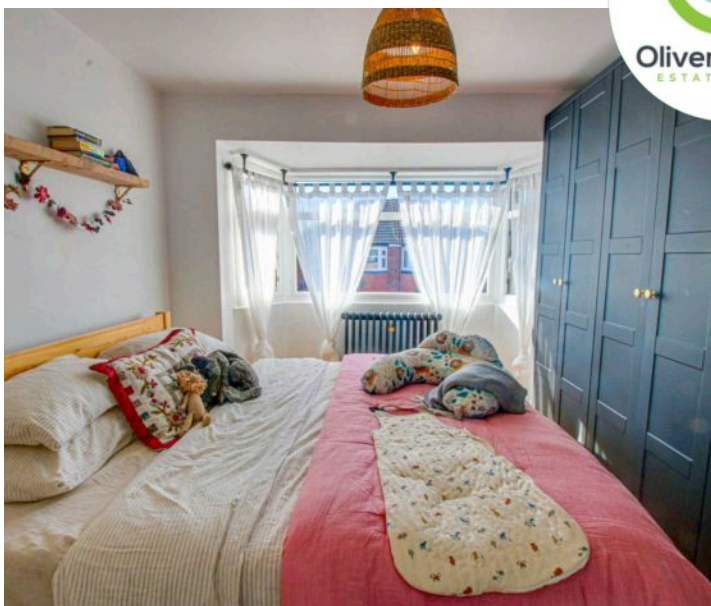
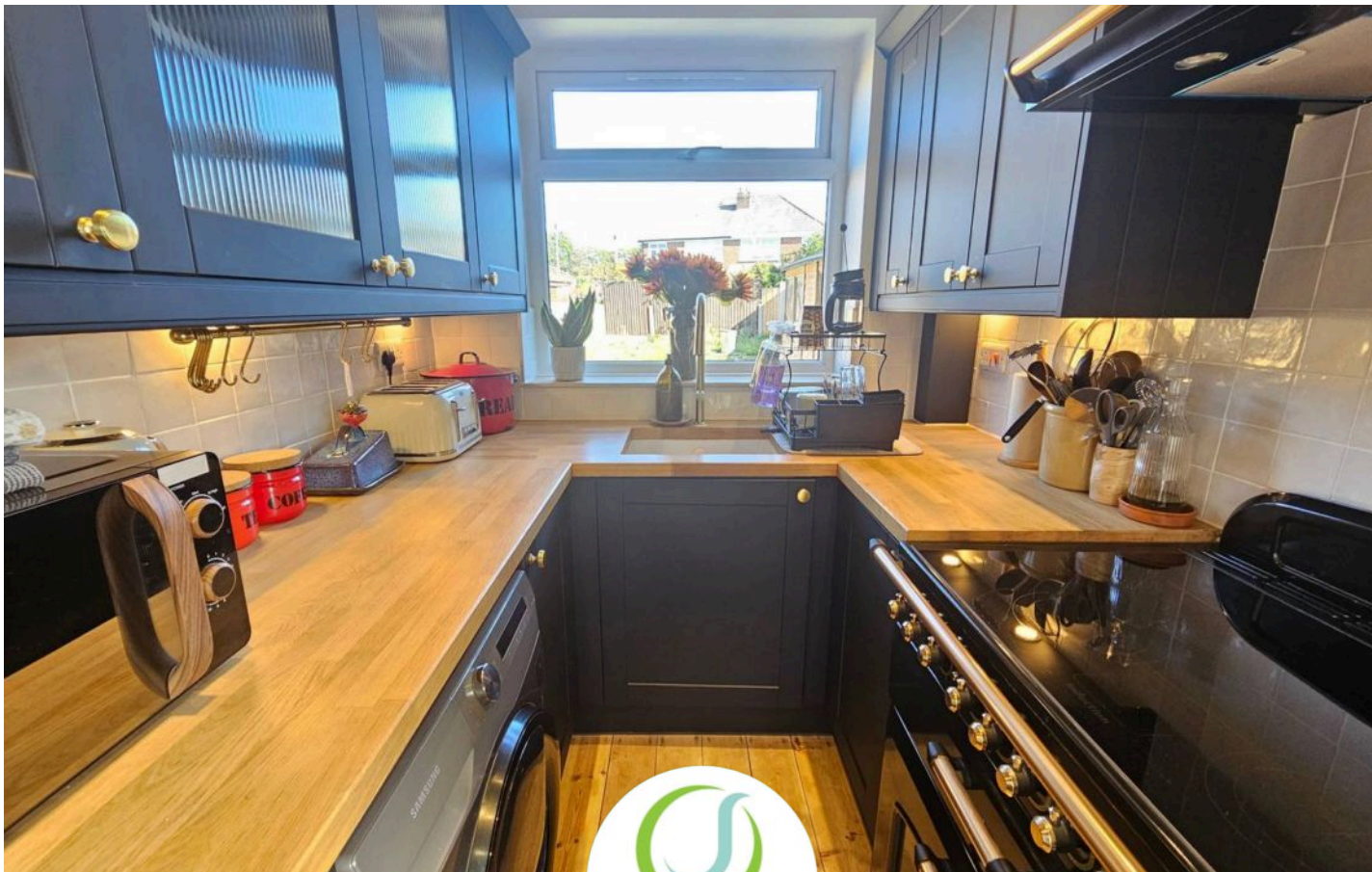
Immaculate 3-bed semi-detached house blending modern elegance & rustic charm. Exposed wooden floorboards, character-filled lounge with log burner, chef's kitchen, stunning bathroom, fitted wardrobes. Serene garden, sought-after location. Own this exceptional home today!

Council Tax band: C

Tenure: Freehold

- Fully Modernised Three Bedroom Bay Front Semi Detached
- Exposed Wooden Floorboards Throughout
- Matt Effect Cast Iron Radiators with Brass Finish
- Exposed Brick Fireplace to Lounge with Inset Log Burner
- New Upvc Black Double Glazing Windows and French Door
- Charcoal Coloured Kitchen with Solid Wood Work Surfaces
- Stunning Newly Installed Bathroom Suite with Terracotta Tiled Floor and Brass Finish to Shower and Head Mixer Tap
- Fitted Wardrobes to Bedroom One and Two
- Perfect Size Lawn Garden with Patio Seating Area
- No Chain to this Freehold Home





Hallway

Wooden flooring, wood panelling to wall with coat hooks, cast iron radiator, black and white tiling to entrance and under-stairs cupboard.

Lounge

12' 2" x 10' 6" (3.70m x 3.20m)

Rear facing upvc french doors and window, wooden flooring, inset to exposed brick chimney is a Log burner and black and white tiled flooring to french door area.

Dining Room

13' 1" x 10' 6" (4.00m x 3.20m)

Front facing upvc bay window, matt black cast iron radiator with brass features, wooden flooring and coving.

Kitchen

11' 10" x 6' 3" (3.60m x 1.90m)

Rear facing upvc window, newly fitted modern range of anthracite base and wall units with solid wood work surfaces, matt black cast iron radiator with brass finishes, under-stairs store and side facing stable door.

Landing

Side facing upvc window, wooden flooring and loft access which is part boarded with ladder.

Bedroom One

13' 5" x 10' 6" (4.10m x 3.20m)

Front facing upvc window, wooden flooring, fitted anthracite coloured wardrobes and matt black cast iron radiator with brass finish.

Bedroom Two

11' 10" x 10' 6" (3.60m x 3.20m)

Rear facing upvc window, wooden flooring, anthracite colour fitted wardrobe and matt black cast iron radiator with brass finish.

Bedroom Three

7' 10" x 6' 3" (2.40m x 1.90m)

Front facing upvc window, wooden flooring and matt black cast iron radiator with brass finish.

Bathroom

5' 3" x 6' 3" (1.60m x 1.90m)

Rear and side facing upvc window, terracotta tiled flooring, panel bath with over bath shower and head mixer tap both with brass styling, vanity sink and towel store, low flush wc and tiled flooring.

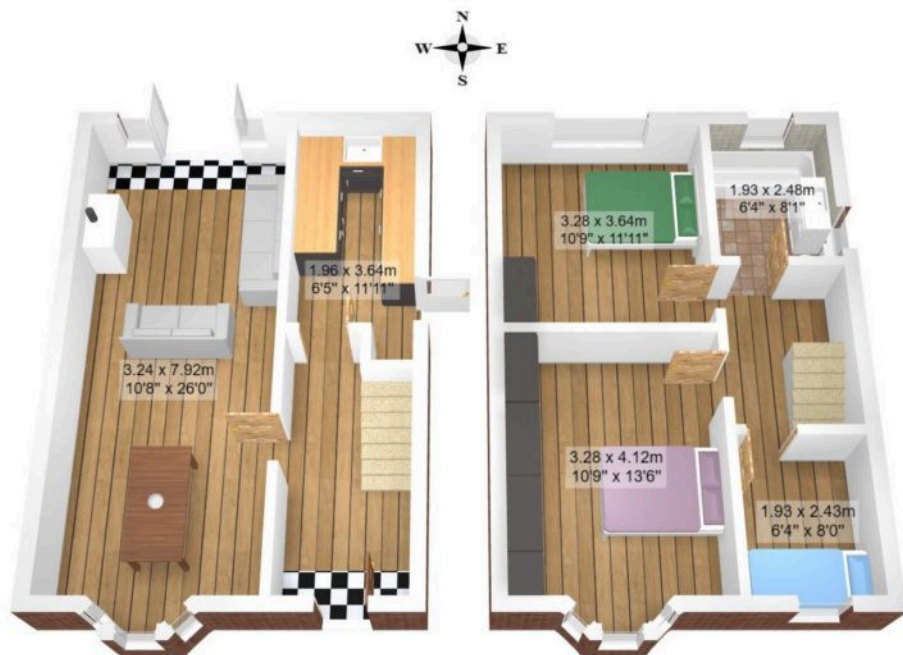
Garden

Lawn, Patio, Shed, Outside Water tap and Log Store

DRIVEWAY

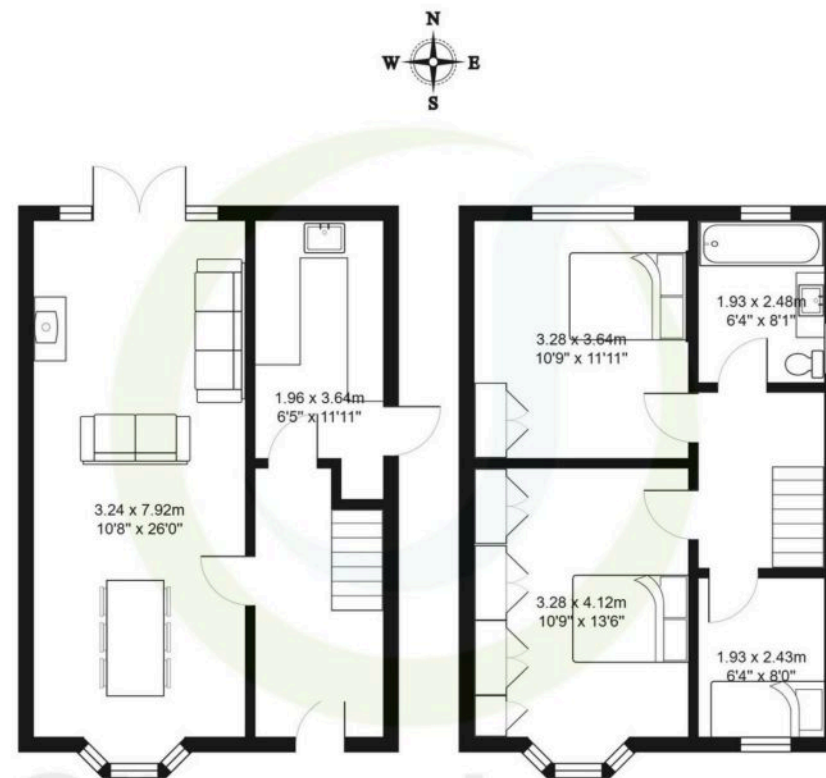
2 Parking Spaces





Total Area: 85.8 m² ... 924 ft²

All measurements are approximate and for display purposes only



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