



Oliver James
ESTATE AGENT



TheNegotiator
Awards 2023
REGIONAL AGENCY
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SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Brook Grove, Irlam

In Excess of **£325,000**



1 Brook Grove

Irlam, Manchester

Charming 3-bed family home with character & kerb appeal. Lounge flooded with light, cosy fire, elegant dining room, chef's dream kitchen, 3 double bedrooms, Jacuzzi bath. Well-maintained garden with patio & summerhouse. Garage for storage. Modern yet traditional charm. Call to view!

Council Tax band: C

Tenure: Freehold

- Family Home Full Of Character and Curb Appeal
- Three Bedroom Family Home
- Lounge with side and front windows allowing plenty of natural light into the room with an open fire for those winter nights.
- Wooden flooring to the Dining Room
- Kitchen with Bosch Oven and Wooden work surfaces
- Three Double Bedrooms
- Two side gardens, one with lawn and greenhouse and the other a stone and patio seating area.
- Garage and double driveway
- Freehold Property





Hallway

Stained glass windows around the door, Laminate flooring and radiator.

Lounge

11' 2" x 12' 10" (3.40m x 3.90m)

Front and side facing upvc windows, laminate flooring and open fire (not up to regulations).

Dining Room

11' 10" x 13' 9" (3.60m x 4.20m)

Front facing upvc window, wooden flooring and radiator.

Kitchen

7' 10" x 17' 5" (2.40m x 5.30m)

Side facing upvc window, fitted range of base and wall units, wooden work surfaces, Bosch oven, gas hob, breakfast bar, cupboard housing Worcester boiler, laminate flooring and radiator.

Landing

Front facing upvc window and wood panelling to the walls.

Bedroom One

11' 2" x 11' 6" (3.40m x 3.50m)

Front and side facing upvc window, fitted wardrobes and radiator.

Bedroom Two

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

Front facing upvc window, fitted wardrobes and radiator.

Bedroom Three

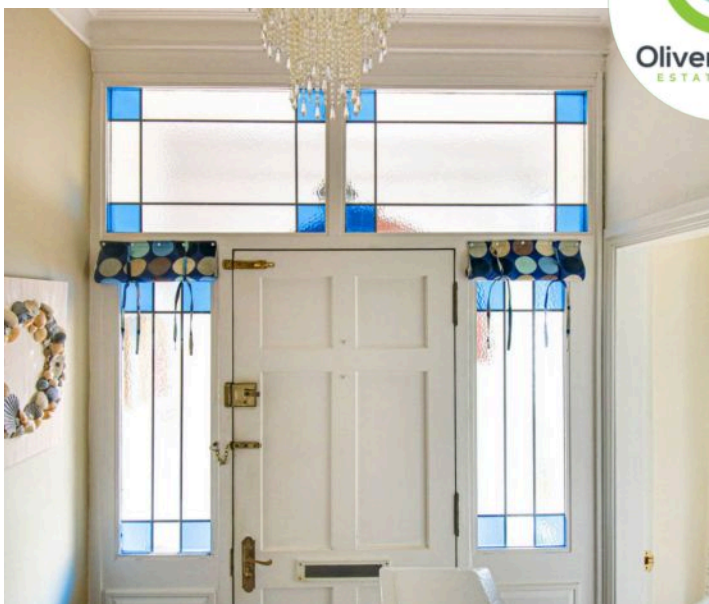
7' 10" x 11' 10" (2.40m x 3.60m)

Side facing upvc window and radiator.

Bathroom

6' 11" x 6' 11" (2.10m x 2.10m)

Rear facing upvc window, three piece bathroom suite with corner whirlpool bath unit, vanity sink and WC. Wood panel walls.



Bathroom

6' 11" x 6' 11" (2.10m x 2.10m)

Rear facing upvc window, three piece bathroom suite with corner whirlpool bath unit, vanity sink and WC. Wood panel walls.

Garden

Patio area, stones and summerhouse (not included). Side garden with lawn.

Garden

Lawn garden with greenhouse

DRIVEWAY

3 Parking Spaces

Patio driveway for three cars

GARAGE

Single Garage





Total Area: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only



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