



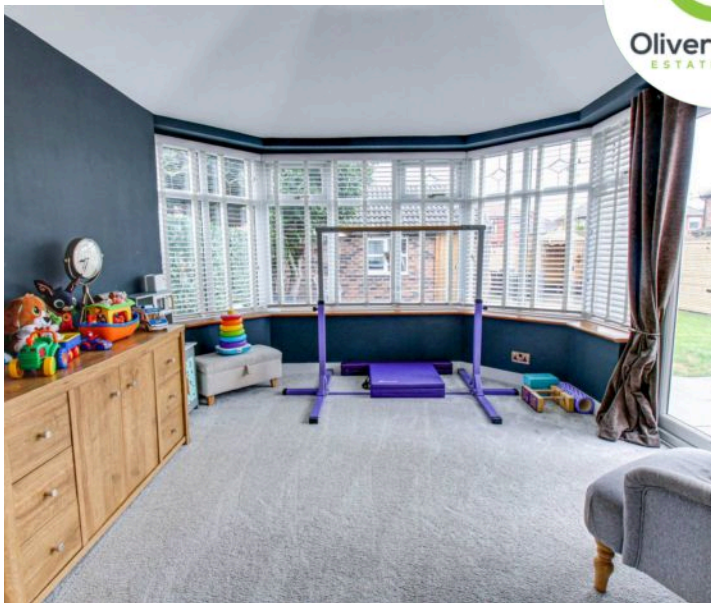
**Oliver James**  
ESTATE AGENT



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**Rose Avenue, Irlam**  
Offers Over **£395,000**





## 24 Rose Avenue

Irlam, Manchester

Captivating 4-bed semi-detached with loft room on sought-after avenue. Modern luxury, charming rustic touch. Sociable kitchen, tranquil conservatory, versatile loft and gym. Ideal for indoor-outdoor living. Rare gem in coveted neighbourhood.

Council Tax band: C

Tenure: Leasehold

- Large Double Extended Semi Detached
- Loft Room
- Three Reception Rooms
- Spacious Lounge which open up into the Conservatory
- Three Double Bedrooms
- Beautifully Decorated
- Large Driveway
- Garden Room
- Sought After Road







**Hallway**  
LVT Flooring

**Lounge**  
11' 10" x 20' 0" (3.60m x 6.10m)  
Front facing upvc window, Wood Beamed insert to Chimney and Cast Iron radiators.

**Conservatory**  
11' 2" x 11' 2" (3.40m x 3.40m)  
Side facing upvc french doors

**Kitchen Diner**  
20' 0" x 15' 9" (6.10m x 4.80m)  
Front and rear facing upvc window, LVT flooring, fitted range of base and wall units with wooden work surfaces, Belfast Style sink, Bosch Oven and Hob, breakfast bar and cast iron radiators. Coving. Kitchen in an L-Shape Extending from 2.6m into 4.8m wide.

**Guest WC**  
Low flush WC, hand wash basin and tiled flooring.

**Landing**

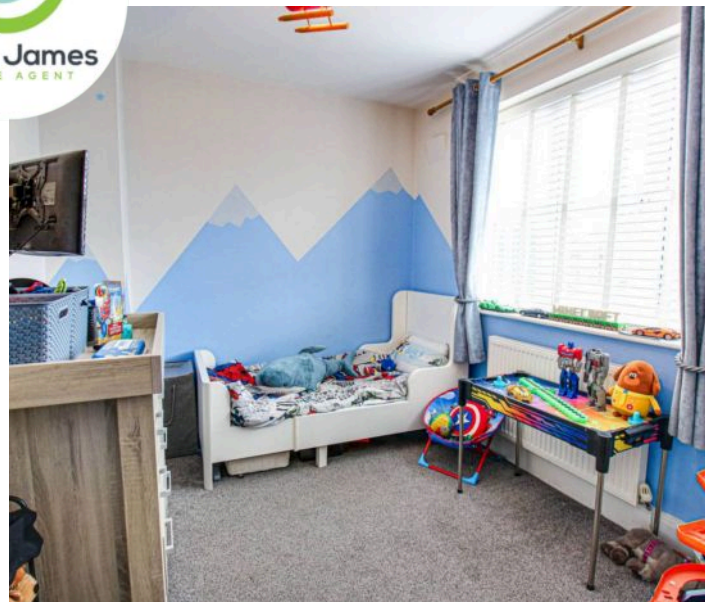
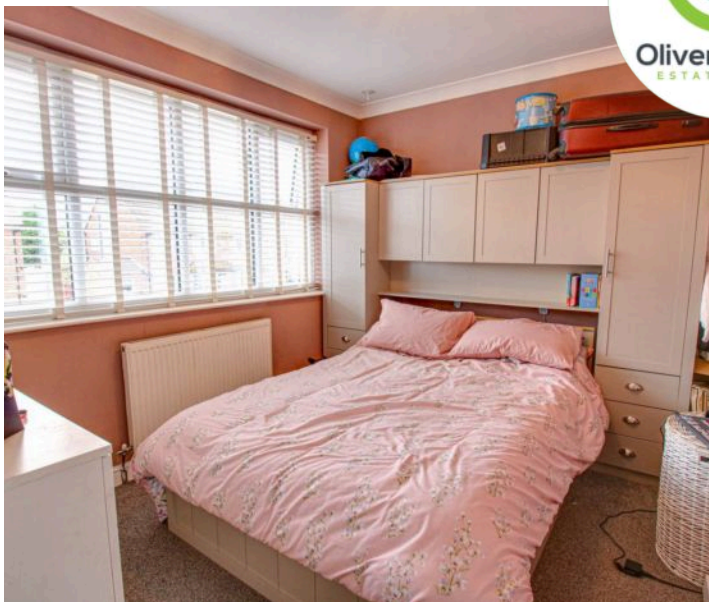
**Bedroom One**  
18' 1" x 8' 6" (5.50m x 2.60m)  
Front and rear facing upvc window and two radiators.

**Bedroom Two**  
9' 6" x 11' 2" (2.90m x 3.40m)  
Front facing upvc window and radiator.

**Bedroom Three**  
8' 2" x 10' 10" (2.50m x 3.30m)  
Rear facing upvc window and radiator.

**Bedroom Four**  
7' 3" x 7' 3" (2.20m x 2.20m)  
Rear facing upvc window and radiator. Fixed stairway to the Loft Room which now takes the space up for a bed.

**Bathroom**  
5' 11" x 7' 3" (1.80m x 2.20m)





## GARDEN

Tiled patio area, lawn, decked seating area, slat panel fences and outside water tap

## DRIVEWAY

3 Parking Spaces

Large Driveway





Total Area: 135.9 m<sup>2</sup> ... 1462 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

