



Oliver James
ESTATE AGENT

SCAN ME

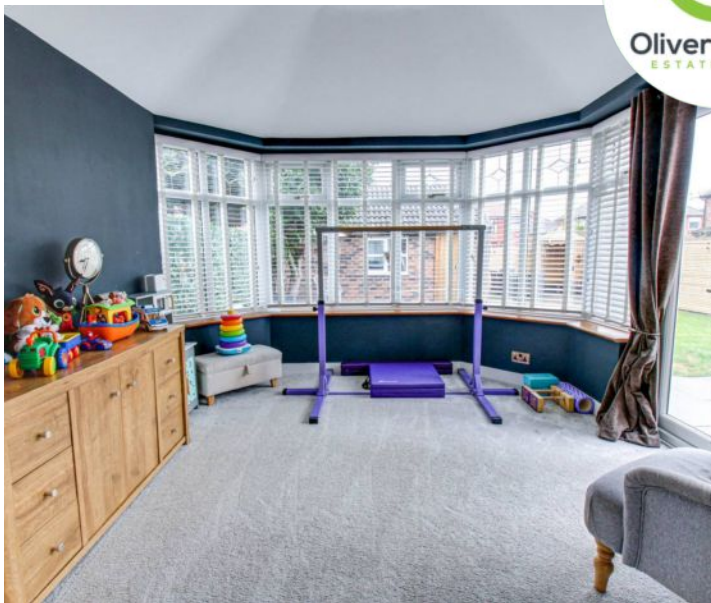


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Rose Avenue, Irlam

Offers Over **£375,000**



24 Rose Avenue

Irlam, Manchester

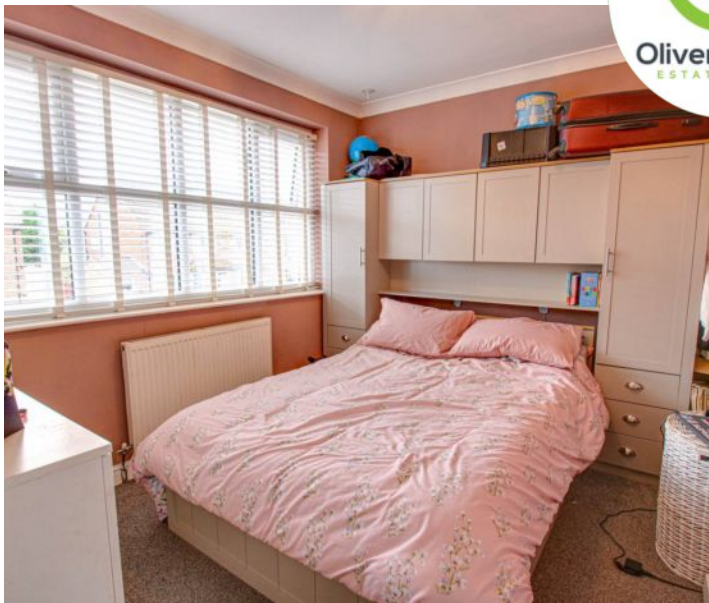
Captivating 4-bed semi-detached with loft room on sought-after avenue. Modern luxury, charming rustic touch. Sociable kitchen, tranquil conservatory, versatile loft and gym. Ideal for indoor-outdoor living. Rare gem in coveted neighbourhood.

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, newly fitted range of wardrobes and units 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

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 m² ... 1462 ft²

All measurements are approximate and for display purposes only



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