



The **Negotiator**
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SCAN ME

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Oliver James
ESTATE AGENT

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Stickens Lock Lane, Irlam

£275,000



10 Stickens Lock Lane

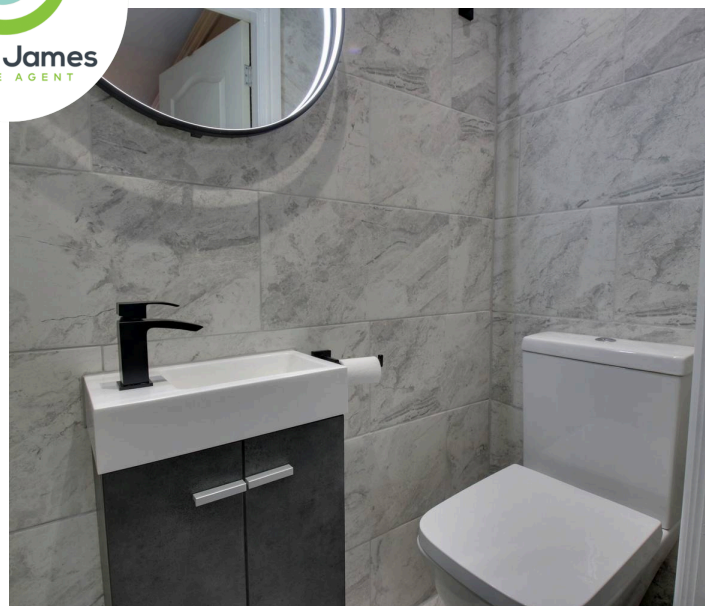
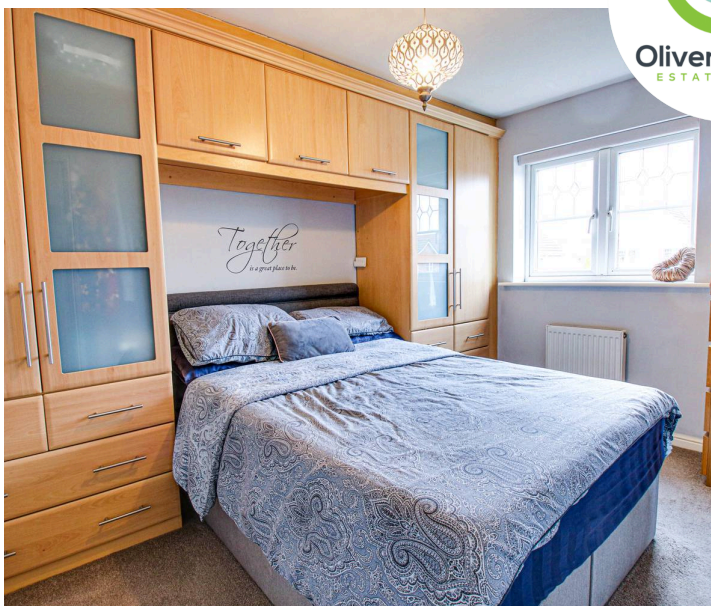
Irlam, Manchester

Stylish 3-bed end of terrace house in sought-after development. 3 receptions, conservatory, luxury en suite, south-facing garden with patio and storage. Modern features, freehold status. Council Tax band: TBD

Tenure: Freehold

- Three Bedroom End Terrace
- Three Reception Rooms
- Conservatory with newly fitted roof.
- Main Bedroom with Newly Fitted Grey/Black/Marble Styled En Suite
- Two Double Bedrooms and One Single
- Newly Installed Boiler around 2 years ago
- South Facing Garden
- Freehold





Hallway

Side facing upvc window, laminate flooring and radiator.

Guest WC

6' 3" x 3' 3" (1.90m x 1.00m)

Front facing upvc window, laminate flooring, WC, hand wash basin and radiator.

Lounge

14' 1" x 11' 10" (4.30m x 3.60m)

Front facing upvc window, media wall, understairs cupboard and radiator.

Dining Room

8' 2" x 6' 11" (2.50m x 2.10m)

Laminate flooring, coving and radiator.

Kitchen

8' 6" x 7' 10" (2.60m x 2.40m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob, over work surface tiling, cupboard housing Boiler (approx 2 years old) and laminate flooring.

Conservatory

12' 6" x 7' 7" (3.80m x 2.30m)

Side facing upvc french doors, tiled flooring, newly fitted ceiling with tiled roof (previously Conservatory Roof)

Landing

Side facing upvc window, radiator, storage cupboard and loft access (part boarded)

Bedroom One

11' 6" x 8' 2" (3.50m x 2.50m)

Front facing upvc window, fitted range of wardrobes and radiator

En Suite

6' 7" x 2' 4" (2.00m x 0.70m)

Newly installed Suite with walk in shower cubicle, vanity sink unit, WC, marble effect tiling to walls and floor with black finishing touches.

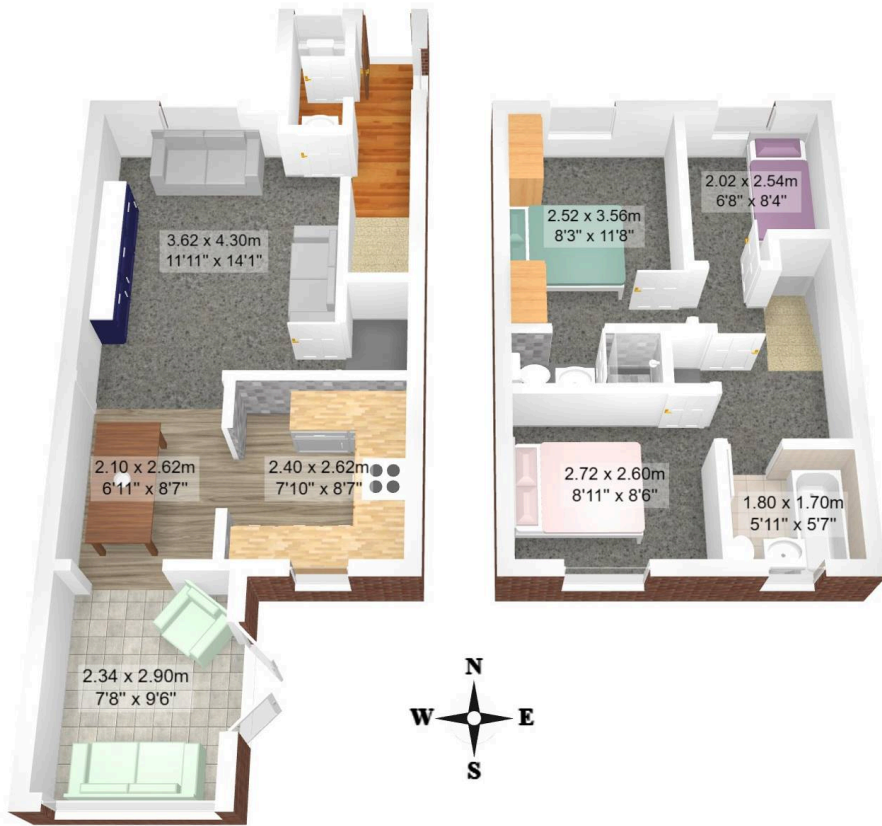
GARDEN

South facing garden with patio area, artificial grass, outside water tap, side patio area for sheds and bin storage.

DRIVEWAY

2 Parking Spaces





All measurements are approximate and for display purposes only



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