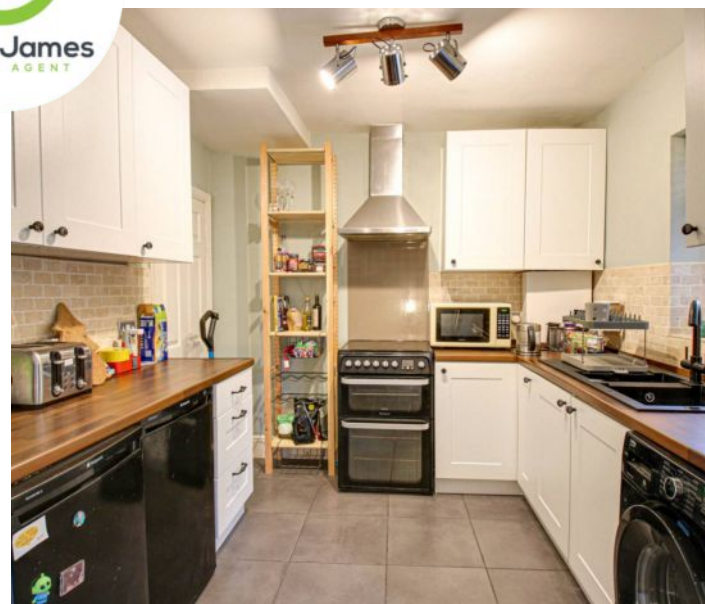
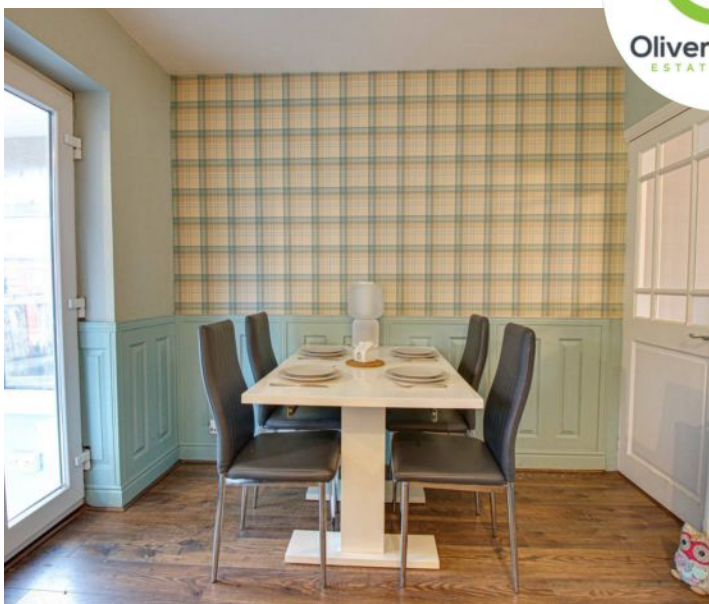






35 Eldon Road

Irlam, Manchester

A home you would be proud of, finished beautifully throughout and styled with a modern theme. A feeling of calm as you walk through, an ideal place to bring up your family or entertain your friends. Plenty of space is offered inside and out with an added Conservatory bringing an extra reception area, the garden is the perfect size and private with a shed at the bottom that could be made into a perfect work from home office.

Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Mid Terrace
- Modern Styling throughout
- Added Conservatory ideal for entertaining
- Three good size bedrooms
- Modern Bathroom Suite





Lounge

12' 6" x 15' 5" (3.80m x 4.70m)

Front facing upvc double glazed window, laminate flooring and radiator.

Kitchen Diner

8' 10" x 15' 5" (2.70m x 4.70m)

Rear facing upvc double glazed window and french doors, fitted range of base and wall units, plumbed for washer, understairs cupboard, cupboard housing Worcester Boiler and tiled flooring

Conservatory

9' 6" x 10' 10" (2.90m x 3.30m)

Side facing upvc french doors onto garden

Landing

Cupboard off stairs gives access to Loft, with ladders, skylight and boarded.

Bedroom One

9' 6" x 12' 6" (2.90m x 3.80m)

Front facing upvc double glazed window, cast iron fireplace and radiator.

Bedroom Two

8' 10" x 9' 6" (2.70m x 2.90m)

Rear facing upvc double glazed window and radiator.

Bedroom Three

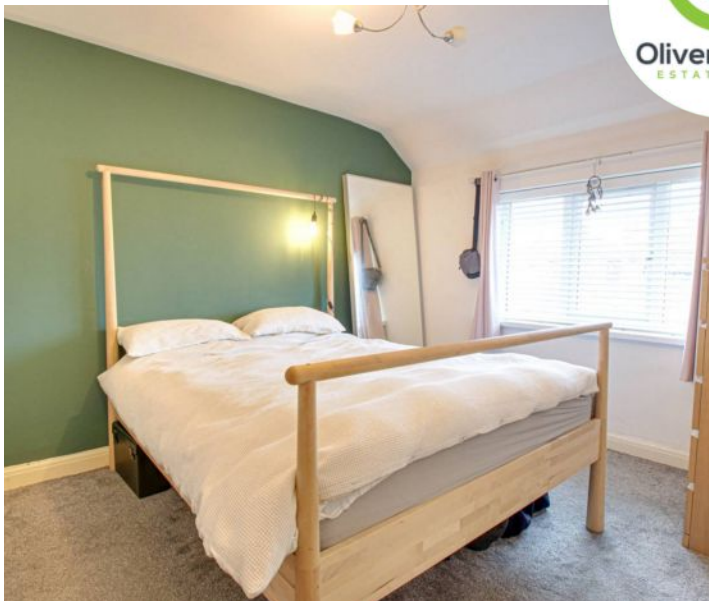
8' 6" x 7' 6" (2.60m x 2.29m)

Front facing upvc double glazed window and radiator.

Bathroom

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

Rear facing upvc double glazed window, three piece suite, tiled wall and flooring and a heated towel rail.



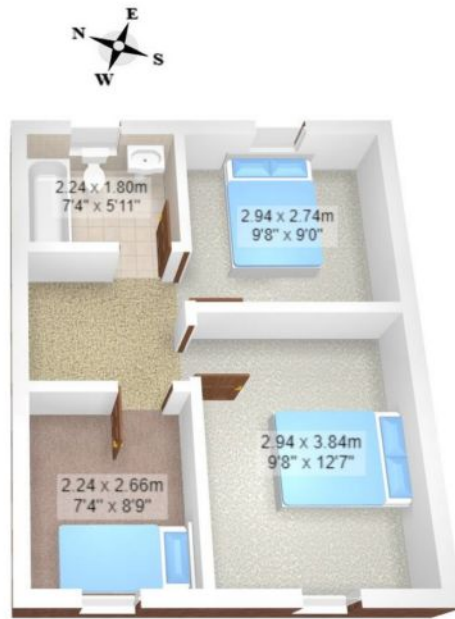
GARDEN

Patio Seating Area, Large Lawn Garden, Side Seating, Slate, Shed (2.0m x 3.4m) outside water tap.

DRIVEWAY

1 Parking Space







Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

