



Oliver James  
ESTATE AGENT



TheNegotiator  
*Awards 2023*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
SILVER

SCAN ME

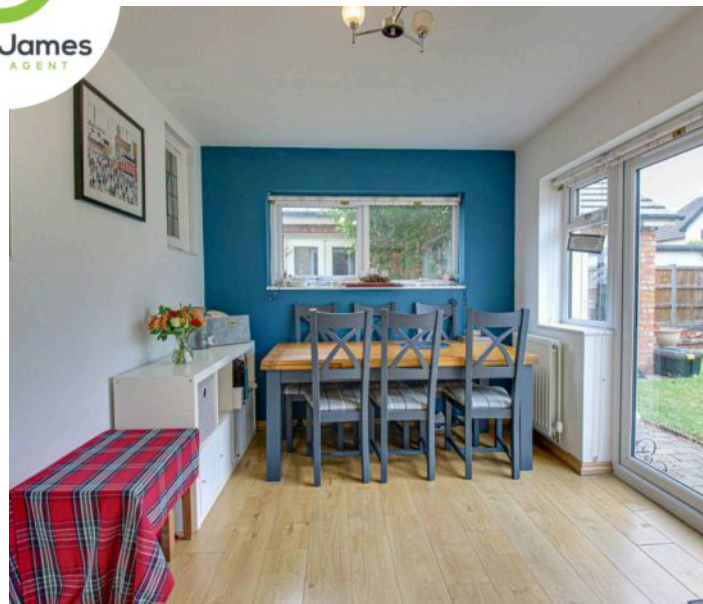
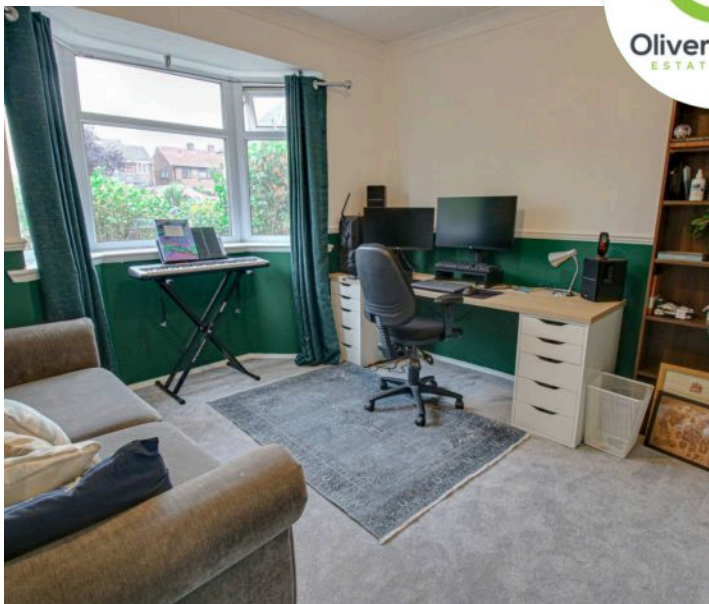


BOOK A VIEWING

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Baines Avenue, Irlam  
£325,000





## 68 Baines Avenue

Irlam, Manchester

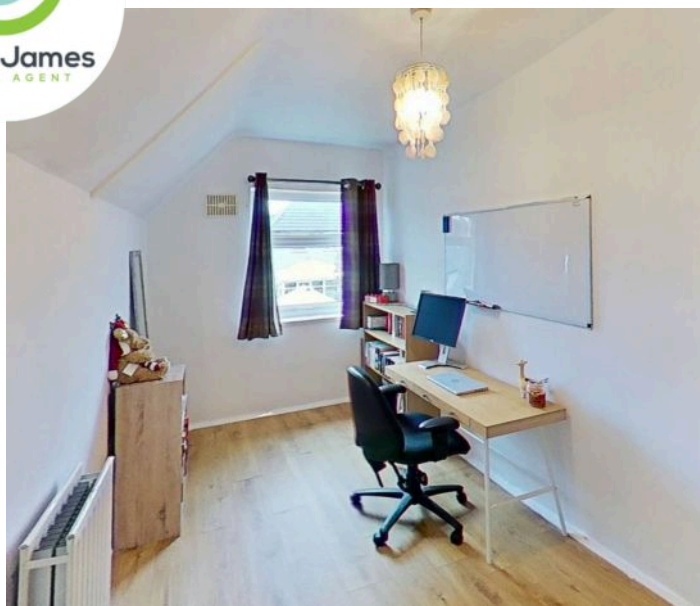
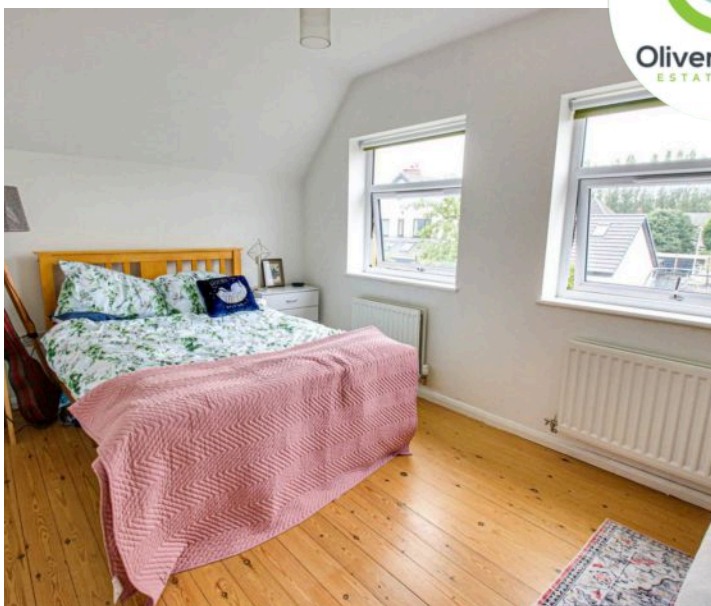
Stunning 4Bed Semi Detached House in sought-after neighbourhood-High-end interiors-3 reception rooms, modern kitchen-dining area-4 double bedrooms-Large garden with patio-lawn-greenhouse-apple trees-Detached garage-EV charger-Superb location near parks, leisure centre, Tesco-Luxurious suburban living. Council Tax band: TBD

Tenure: Freehold

- Four Bedroom Semi Detached
- Three Reception Rooms
- Spacious Kitchen open plan to large dining room
- Downstairs WC
- Four Double Bedrooms
- Large garden area with patio, lawn, greenhouse and apple trees
- Detached Garage with front, side and rear access points
- Driveway with EV charger
- South East Facing Garden
- Close to, Princes Park, Irlam Moss, Irlam/Cadishead, Tesco and Lidl







### Hallway

Radiator.

### Lounge

11' 10" x 13' 5" (3.60m x 4.09m)

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

### Dining Room

9' 6" x 13' 9" (2.90m x 4.20m)

Rear facing upvc double glazed french doors, laminate flooring and radiator.

### Sitting Room

10' 10" x 11' 10" (3.30m x 3.60m)

Front facing upvc double glazed bay window, coving and radiator.

### Kitchen

6' 7" x 16' 1" (2.00m x 4.90m)

Rear facing upvc double glazed window, fitted range of base and wall units, stainless steel sink unit, laminate flooring and plumbed for washer and dishwasher. Open Plan to Dining Room.

### Guest WC

2' 4" x 2' 0" (0.70m x 0.60m)

Laminate flooring, Hand Wash Basin and Low Flush WC,

### Landing

Loft Access

### Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

Front facing upvc double glazed window and radiator.

### Bedroom Two

13' 9" x 8' 10" (4.20m x 2.70m)

Two rear facing upvc double glazed window, wooden flooring, loft access and radiator.

### Bedroom Three

10' 10" x 8' 6" (3.30m x 2.60m)

Front and side facing upvc double glazed windows



## GARDEN

Lawn Garden, Greenhouse, patio seating area's, apple tree, crab apple tree and Shed.

## GARAGE

Single Garage

Detached Garage with light and power. Loft Storage, side access door, rear folding door measuring 6.1m x 3.5.

## DRIVEWAY

1 Parking Space





Total Area: 112.1 m<sup>2</sup> ... 1206 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only





**Oliver James**

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