



Oliver James
ESTATE AGENT



The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



 **Oliver James**
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Lyndhurst Avenue, Irlam
In Excess of **£200,000**



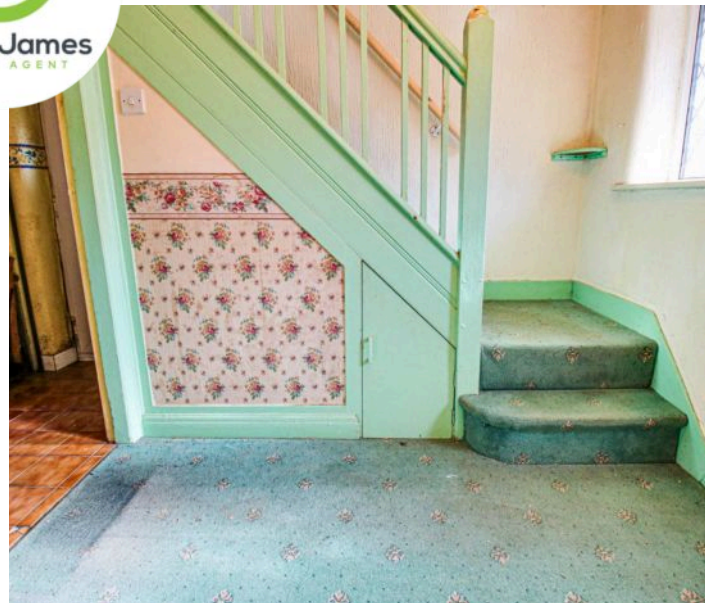
8 Lyndhurst Avenue

Irlam, Manchester

Spacious 3-bed semi-detached house in desirable location, ready for modernisation. Generous lounge diner, ample garden space, driveway. Ideal for families or home office. Outdoor patio for BBQs, flower borders, plant area. Perfect canvas for creating dream home. Council Tax band: B

Tenure: Leasehold

- In need of modernisation
- Three Bedroom Semi Detached
- Large Lounge Diner
- Two Double Bedrooms, One Single
- Lovely Lawn Garden Area
- Driveway
- No Chain





Hallway

Under stairs cupboard and radiator.

Lounge

18' 1" x 10' 10" (5.50m x 3.30m)

Front and rear facing upvc windows and radiator.

Kitchen

10' 2" x 7' 3" (3.10m x 2.20m)

Rear facing upvc window, Side facing door, fitted range of base and wall units, under stairs storage, wall mounted Worcester Boiler fitted 2018, plumbed for washer and tiled flooring.

Landing

Side facing upvc window and loft access.

Bedroom One

10' 6" x 10' 2" (3.20m x 3.10m)

Rear facing upvc window and radiator.

Bedroom Two

10' 10" x 7' 3" (3.30m x 2.20m)

Front facing upvc window and radiator.

Bedroom Three

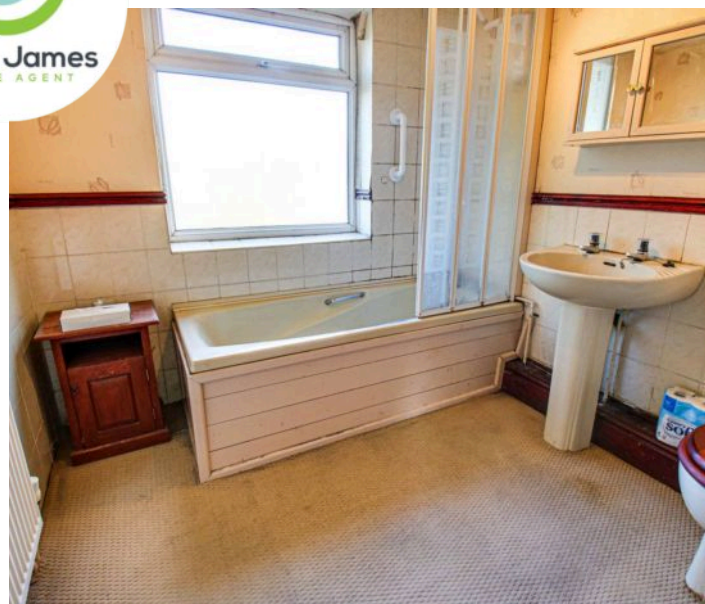
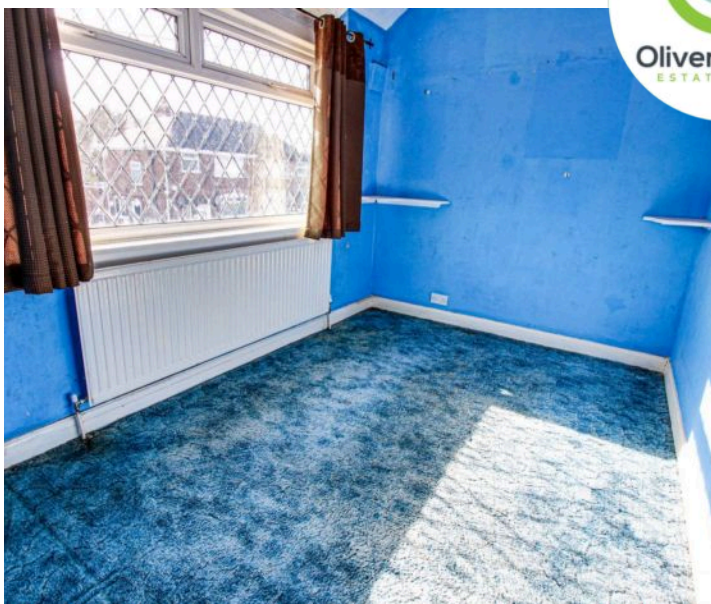
5' 7" x 7' 3" (1.70m x 2.20m)

Front facing upvc window and radiator. *This room was originally the bathroom but has been switched

Bathroom

7' 3" x 7' 7" (2.20m x 2.30m)

Rear facing upvc window, panel bath, pedestal wash basin, WC and radiator.



GARDEN

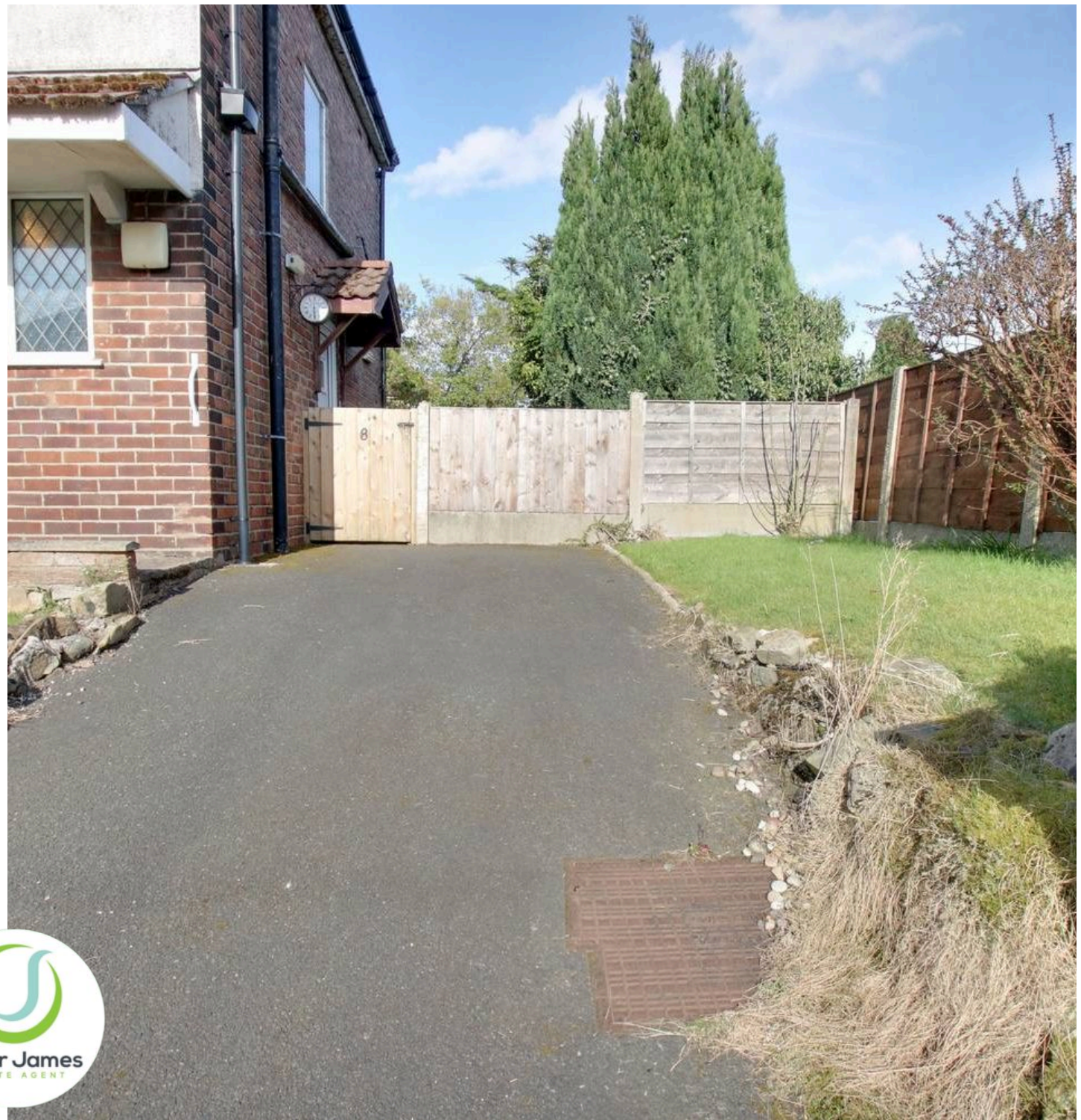
Large rear lawn garden with patio, flower borders and outside water tap.

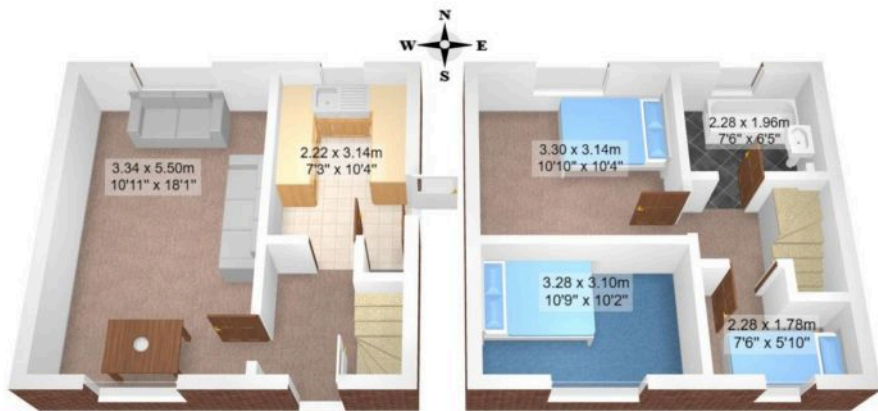
GARDEN

Front lawn area and side patio for bin storage.

DRIVEWAY

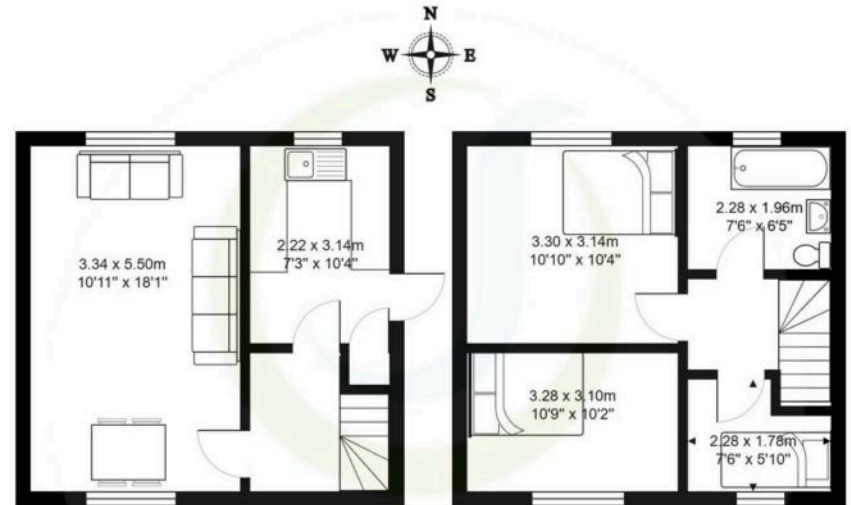
1 Parking Space





Total Area: 63.4 m² ... 682 ft²

All measurements are approximate and for display purposes only



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