



Oliver James
ESTATE AGENT

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

SILVER

SCAN ME

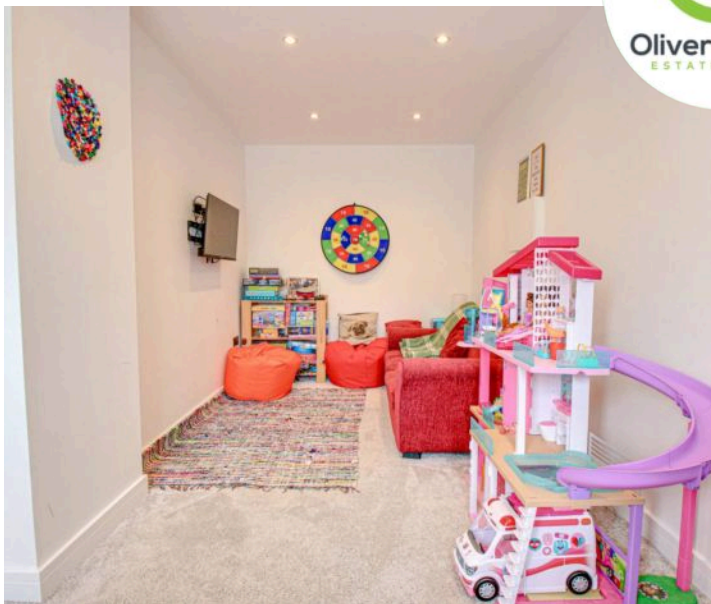


BOOK A VIEWING

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Townsgate Way, Irlam

In Excess of £340,000



31 Townsgate Way

Irlam, Manchester

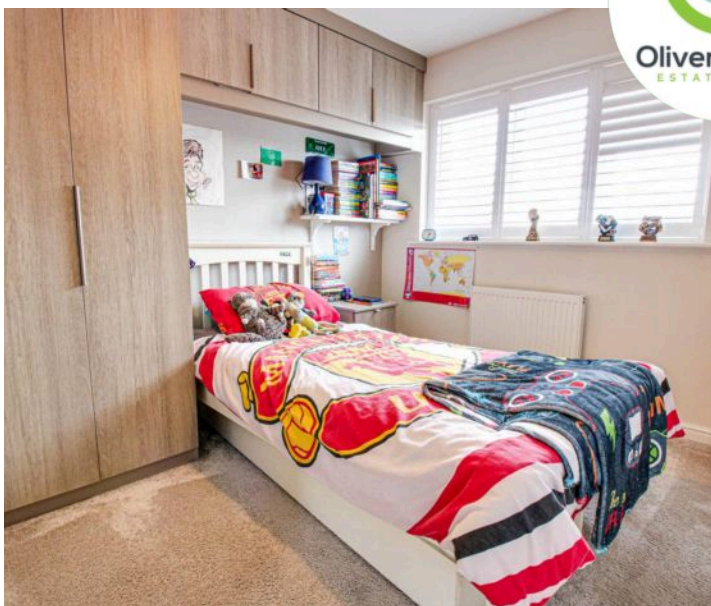
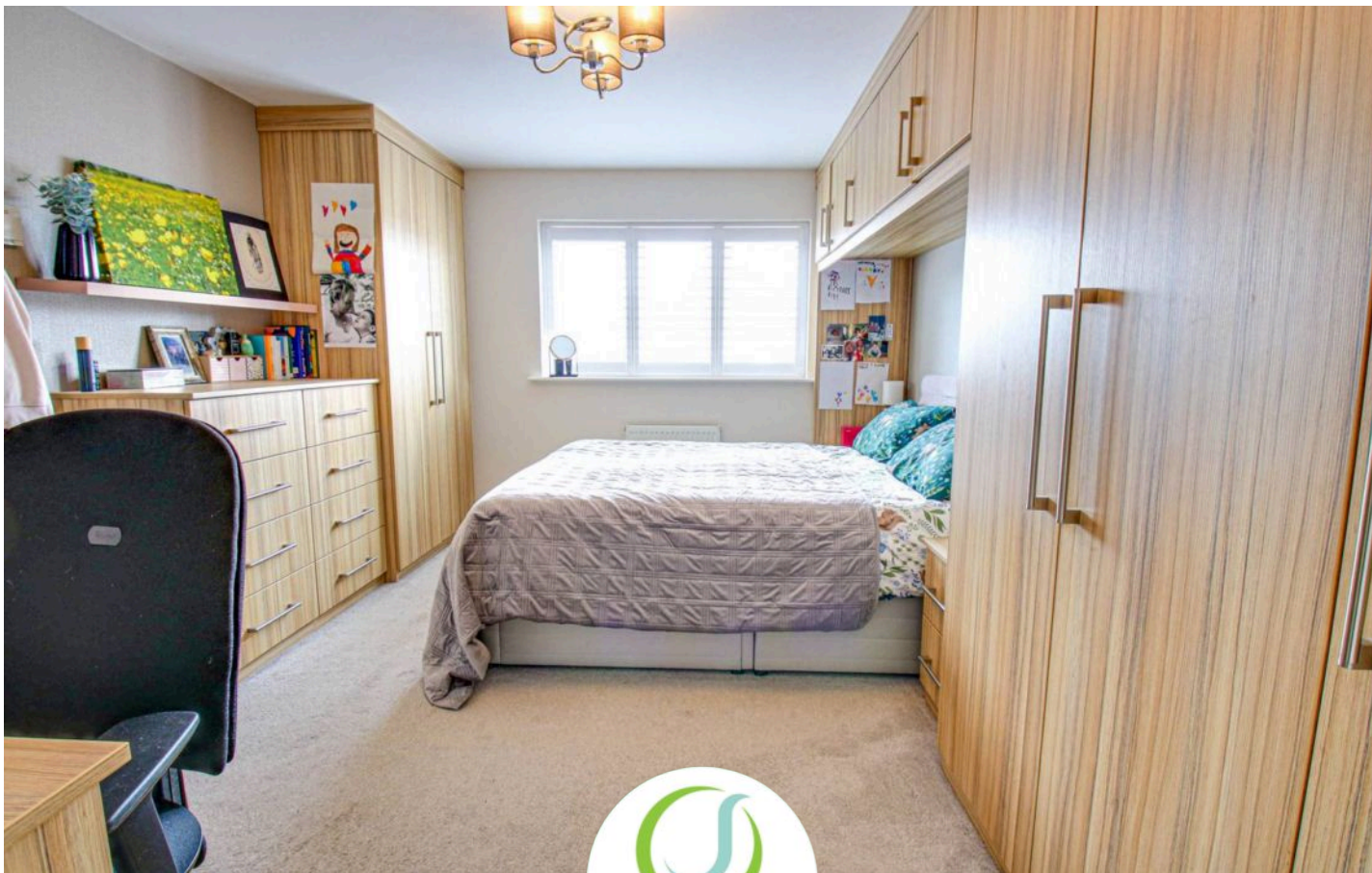
Modern 3-bed detached house with updated interiors, converted garage, conservatory, private garden, ample storage, en suite main bedroom, and driveway for easy hosting. Indoor comfort meets outdoor allure, offering a welcoming haven for every season.

Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Modernised Detached
- Conservatory
- Garage Conversion creating another reception room
- Utility Room
- Guest WC
- Fitted wardrobes to all bedrooms
- Main bedroom with En Suite
- Private garden with patio seating areas and artificial grass
- Large driveway
- Newly fitted Worcester Boiler





Hallway

Marble effect tiled flooring and anthracite radiator.

Lounge

10' 6" x 14' 1" (3.20m x 4.30m)

Front facing upvc double glazed window, engineered wooden flooring, inset gas living flame fire and radiator.

Dining Room

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

Rear facing upvc patio doors, engineered wooden flooring and radiator.

Kitchen

8' 10" x 9' 10" (2.70m x 3.00m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob, plumbed for dishwasher and engineered wooden flooring.

Utility Room

Rear facing upvc window, recently fitted Worcester boiler, plumbed for washer, engineered wooden flooring and wall mounted boiler.

Guest WC

Side facing upvc window, low flush WC, hand wash basin, engineered wooden flooring and radiator.

Conservatory

8' 6" x 12' 2" (2.60m x 3.70m)

Tiled flooring and ceiling fan light.

Playroom / Study

7' 7" x 16' 9" (2.30m x 5.10m)

Front facing upvc window and radiator.

Landing

Loft Access- Part Boarded

Bedroom One

10' 10" x 13' 5" (3.30m x 4.10m)

Front facing upvc window, fitted wardrobes and drawers and radiator.

GARDEN

Artificial Grass, Patio and outside water tap.

DRIVEWAY

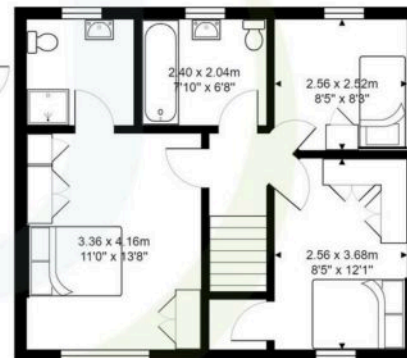
2 Parking Spaces

Patio driveway with lawn garden





Total Area: 114.9 m² ... 1237 ft²
 All measurements are approximate and for display purposes only



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