



**Oliver James**  
ESTATE AGENT

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

**SILVER**

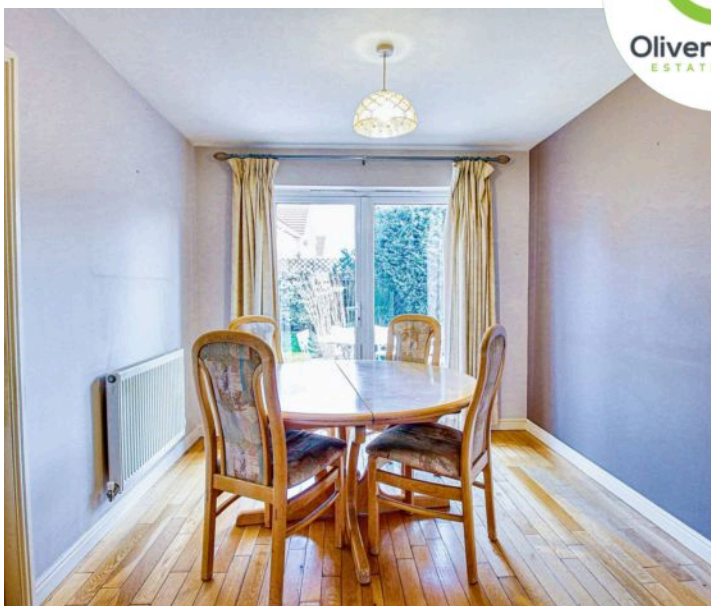
SCAN ME



BOOK A VIEWING

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**Sandywarps, Irlam**  
In Excess of **£300,000**



## 18 Sandywarps

Irlam, Manchester

Immaculate 3 bed detached house in sought-after location. Modern open plan layout, en suite main bedroom, landscaped garden, integral garage. Move-in ready, perfect for families or entertaining.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Modern Style Detached
- Corner Plot on a desirable development
- Two Reception Rooms - Open Plan
- Two Double Bedrooms, One Single
- Main Bedroom with En Suite Bathroom
- Driveway leading to integral garage
- No Chain





### Hallway

Radiator.

### Lounge

16' 5" x 11' 10" (5.00m x 3.60m)

Front facing upvc window enabling plenty of natural light to flow into the Lounge, wood flooring and radiator.

### Dining Room

10' 6" x 8' 10" (3.20m x 2.70m)

Rear facing upvc window, wood flooring and radiator.

### Kitchen

10' 2" x 8' 10" (3.10m x 2.70m)

Rear facing upvc window, fitted range of base and wall units, electric oven, gas hob, bowl and a half sink unit, tiled flooring, pantry cupboard and radiator.

### Guest WC

5' 7" x 2' 11" (1.70m x 0.90m)

Side facing upvc window, toilet, wash basin, tiled flooring and radiator

### Utility Room

6' 3" x 5' 3" (1.90m x 1.60m)

Side facing door, rear facing upvc window, wall mounted boiler, tiled flooring and plumbed for washer.

### Landing

Loft access and airing cupboard.

### Main Bedroom

13' 9" x 10' 10" (4.20m x 3.30m)

Front facing upvc window, freestanding wardrobes and radiator.

### En Suite

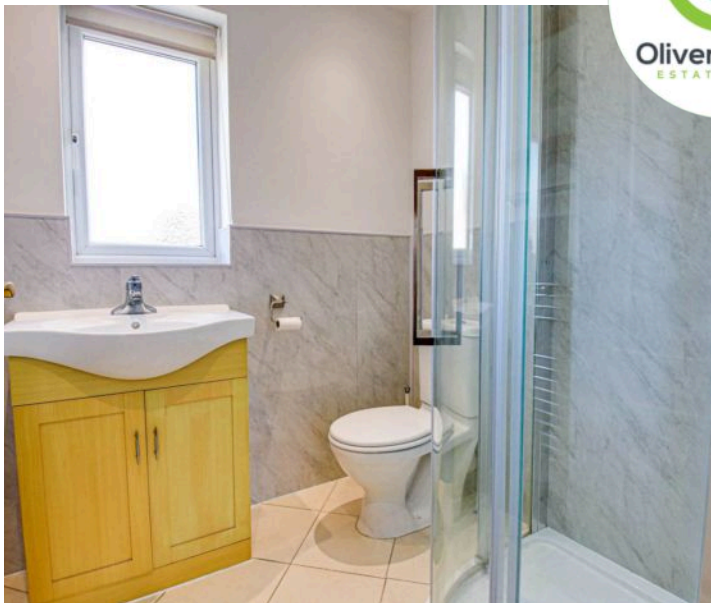
5' 11" x 5' 11" (1.80m x 1.80m)

Rear facing upvc window, shower cubicle, toilet, wash basin and heated towel radiator.

### Bedroom Two

8' 2" x 7' 3" (2.50m x 2.20m)

Rear facing upvc window and radiator.



**GARDEN**

Lawn, patio and side patio

**GARAGE**

Single Garage

Up and Over door with light and power. 4.9m x 2.4m

**DRIVEWAY**

1 Parking Space





Total Area: 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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EST. 1987



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