



Oliver James
ESTATE AGENT



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

SCAN ME

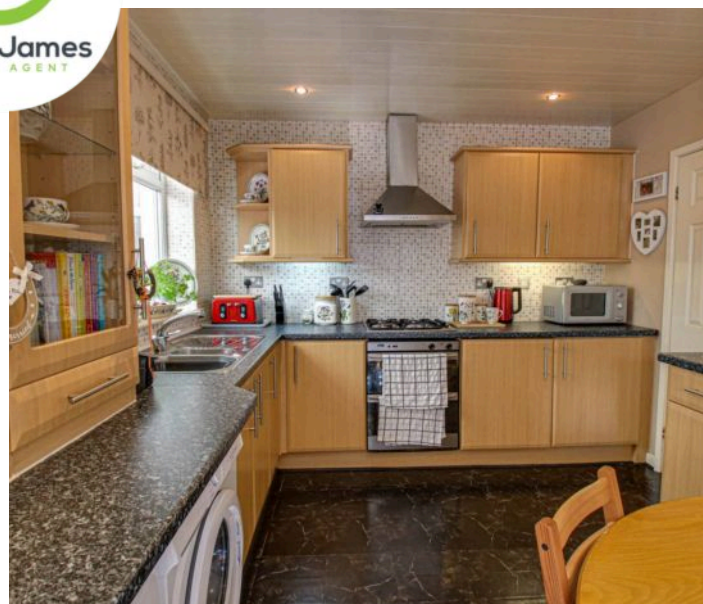
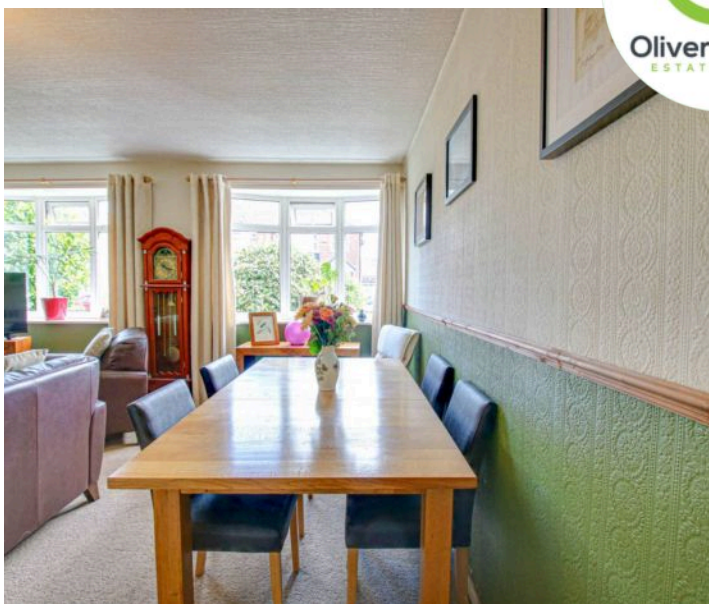


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Highbury Avenue, Irlam

Offers in Region of **£280,000**



44 Highbury Avenue

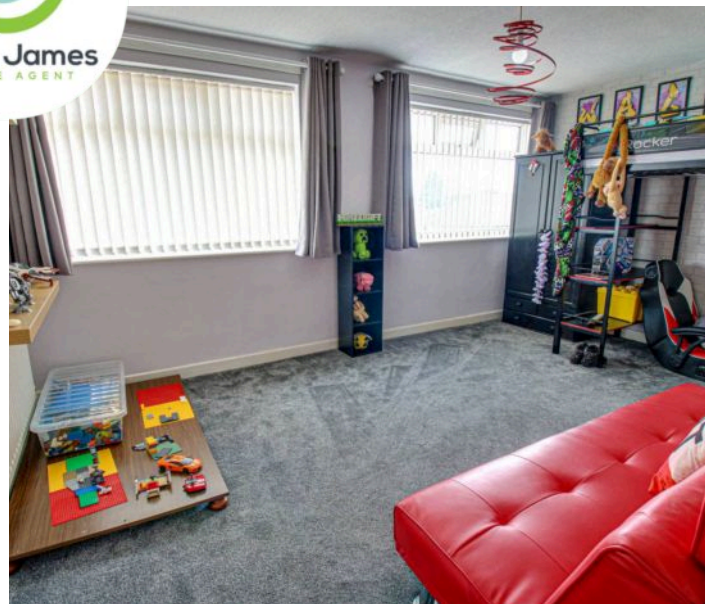
Irlam, Manchester

Impressive 3-bedroom semi detached house with modern comfort, 3 reception rooms, open plan living/dining area, stylish kitchen, conservatory, 3 bedrooms with storage, modern bathroom, driveway, large garage, rear gardens, front garden. Ideal for families or professionals. Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached
- Lounge with two front windows allowing plenty of natural light to enter into the room.
- Open plan living and dining area
- Modern kitchen
- Added Conservatory
- Good size bedrooms
- Modern bathroom with corner bath-tub
- Ample natural light throughout
- Detached Large garage with driveway
- Princes Park located at the end of the Road
- Freehold





Hallway

Side facing upvc entrance door and window.

Lounge Diner

15' 4" x 17' 0" (4.68m x 5.18m)

Two front facing upvc windows, gas living flame fire with marble surround, dado rails and radiator.

Kitchen

15' 4" x 10' 1" (4.68m x 3.08m)

Rear and side facing upvc window, fitted range of base and wall units, electric oven, gas hob, understairs cupboard, plumbed for washer, breakfast bar and radiator.

Conservatory

8' 11" x 12' 8" (2.72m x 3.86m)

Tiled flooring

Bedroom 1

14' 9" x 9' 10" (4.50m x 3.00m)

Front facing upvc window and radiator.

Bedroom 2

9' 6" x 9' 3" (2.89m x 2.82m)

Rear facing upvc window, inset wardrobe and radiator.

Bedroom 3

7' 2" x 11' 1" (2.18m x 3.38m)

Side facing upvc window and radiator.

Bathroom

5' 3" x 6' 7" (1.60m x 2.00m)

Rear facing upvc window, corner bath with over shower, WC, wash basin and tiled flooring.

GARDEN

Patio garden with pergola, very private 2nd garden area behind garage which the current owners are using as a hot tub area.

GARAGE

Single Garage

Light and power 5.9m x 4.7m

DRIVEWAY

2 Parking Spaces





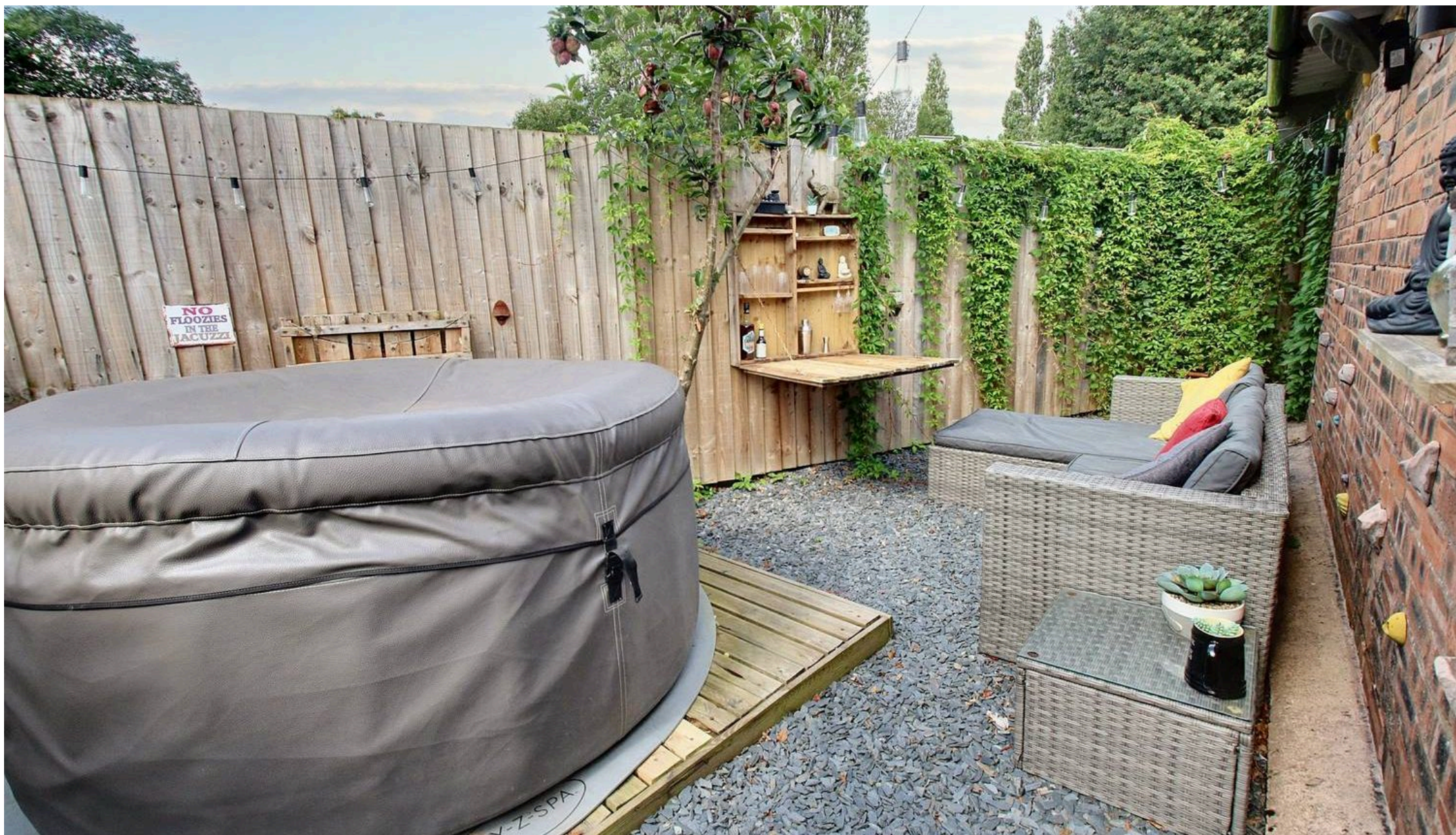
Total Area: 98.2 m² ... 1057 ft²

All measurements are approximate and for display purposes only



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Oliver James, 4 Liverpool Road - M44 5AF

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

