



Oliver James
ESTATE AGENT

SCAN ME

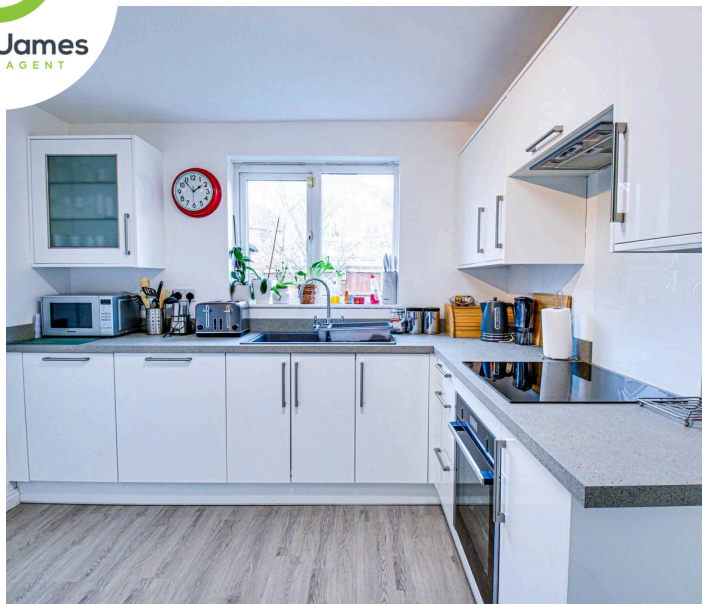


BOOK A VIEWING

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Rixtonleys Drive, Irlam

In Excess of **£325,000**



17 Rixtonleys Drive

Irlam, Manchester

Beautiful 3-bed detached house with modern interiors, spacious lounge, sleek kitchen, utility room, en-suite main bedroom, lawn garden, driveway, integral garage, and charming outdoor oasis. Perfect blend of luxury and comfort in a sought-after area. Freehold property ideal for a long-term investment.. Council Tax band: D

Tenure: Freehold

- Three Bedroom Modern Detached Home
- Wooden Flooring to Lounge, Dining Room and Main Bedroom
- Newly Fitted Kitchen
- Utility Room and Guest WC
- Three Double Bedrooms
- Main Bedroom with En Suite
- Newly Fitted Wardrobes to Bedroom One and Two
- Large Lawn Garden
- Driveway and Integral Garage
- Freehold





Hallway

Radiator

Lounge

14' 1" x 11' 2" (4.30m x 3.40m)

Front facing upvc window, coving, wooden flooring and radiator.

Dining Room

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

Rear facing patio doors, wooden flooring and radiator.

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

Rear facing upvc window, new kitchen fitted 2 years ago and comprises of base and wall units with integral dishwasher, 'Neff' induction hob, fridge and freezer. Laminate flooring and understairs pantry.

Utility Room

6' 3" x 4' 11" (1.90m x 1.50m)

Rear facing door, base units, Wall mounted Worcester Boiler which is around 2 years old and plumbed for washer.

Guest WC

5' 11" x 3' 11" (1.80m x 1.20m)

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

Landing

Storage cupboard and loft access.

Bedroom One

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

Front facing upvc window, fitted wardrobes, wooden flooring and radiator.

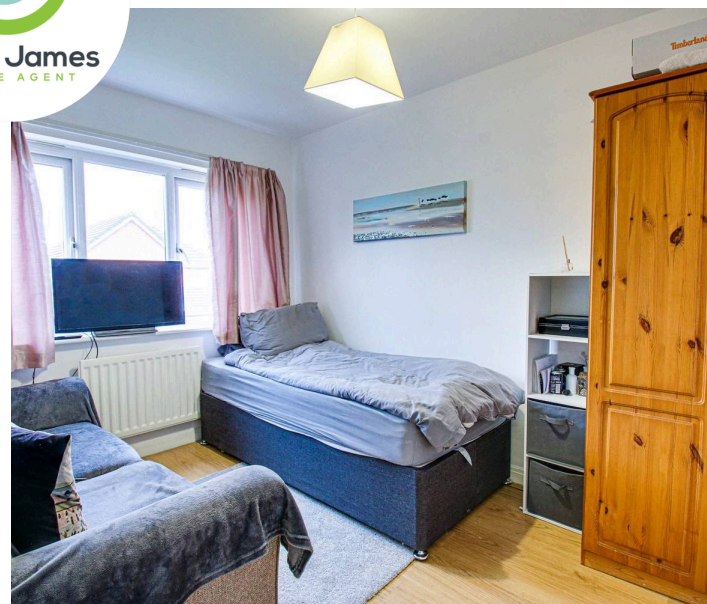
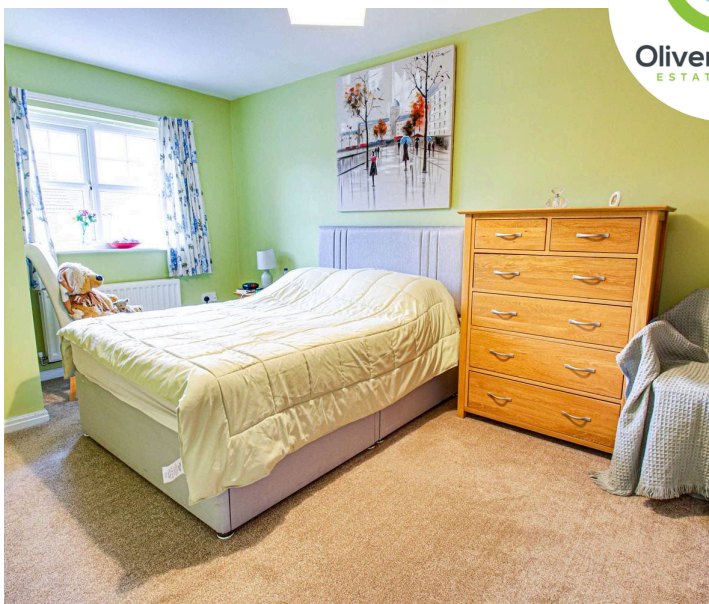
En Suite

6' 11" x 5' 7" (2.10m x 1.70m)

Front facing upvc window, shower cubicle, WC, wash basin, tiled flooring and radiator.

Bedroom Two

16' 1" x 9' 2" (4.90m x 2.80m)



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GARDEN

Patio, Lawn garden with flower borders including two Plum tree's.

DRIVEWAY

1 Parking Space

GARAGE

Single Garage





Total Area: 112.1 m² ... 1207 ft²
 All measurements are approximate and for display purposes only



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