



*Oliver James*

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ESTATE AGENT



**Greenside Drive, Irlam**

In Excess of **£315,000**



## 9 Greenside Drive

Irlam, Manchester



Spacious semi-detached home with versatile living spaces, detached garden room, modern kitchen, 4 bedrooms including loft conversion, patio garden, parking for 3 cars, and open views. Ready to move in with no onward chain.

Council Tax band: TBD

Tenure: Freehold

- Extended 3-Bedroom Semi-Detached Home in a quiet cul-de-sac just off the ever-popular Rose Avenue
- Versatile Loft Room with twin skylights – ideal for a home office, hobby space or occasional guest room
- Open Aspect Views from the top floor, surrounded by green landscape of Irlam Moss
- Large Detached Garden Room (approx. 10.9m x 5.8m) – currently a bar/lounge, perfect for working from home or entertaining
- Practical Utility Room & Downstairs WC add extra space and convenience to busy family life
- Modern Kitchen Diner with wooden worktops, induction hob, integrated appliances and plenty of natural light
- Stylish Bathroom with overhead shower, sleek vanity unit and heated towel rail
- Detached Garage with Light & Power, plus driveway parking for up to 3 vehicles
- Lovely sizeable rear Garden with lawn, patio seating area and outside tap – perfect for summer BBQs
- Offered with No Chain, ready for a smooth and speedy move



### Hallway

14' 1" x 5' 7" (4.30m x 1.70m)

LVT flooring and radiator.

### Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

Front facing upvc double glazed window, coving and radiator.

### Kitchen Diner

17' 5" x 9' 2" (5.30m x 2.80m)

Rear facing upvc double glazed window, fitted range of base and wall units, bowl and a half sink unit, Induction hob, electric oven, microwave, wooden work surfaces, LVT flooring and radiator.

### Utility Room

7' 10" x 10' 6" (2.40m x 3.20m)

Side facing upvc double glazed window, cupboard housing boiler and radiator.

### WC

5' 3" x 2' 7" (1.60m x 0.80m)

Rear facing upvc double glazed window, low flush wc, hand wash basin and radiator.

### Landing

#### Bedroom One

9' 6" x 12' 6" (2.90m x 3.80m)

Front facing upvc double glazed window, fitted TV and storage unit, fitted wardrobes and radiator.

#### Bedroom Two

9' 6" x 10' 2" (2.90m x 3.10m)

Rear facing upvc double glazed window, fitted wardrobes and radiator.

#### Bedroom Three

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

Front facing upvc double glazed window and radiator.

#### Loft Room

16' 9" x 12' 2" (5.10m x 3.70m)

Two skylights, storage and radiator.



**Bedroom Three**

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

Front facing upvc double glazed window and radiator.

**Loft Room**

16' 9" x 12' 2" (5.10m x 3.70m)

Two skylights, storage and radiator.

**Bathroom**

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

Rear facing upvc double glazed window, Sink and WC unit, panel bath with over shower. Heated towel rail.

**Large Garden Room**

35' 9" x 19' 0" (10.90m x 5.80m)

Garden Building currently used as a bar/Lounge area. Would make an ideal work from home space or a party room. Measurement to longest points is 10.9m 5.9m

**Garden**

Patio Seating Area, Lawn Garden and outside water tap.

**GARAGE**

Single Garage

Detached Garage front up/over door, side facing upvc window and upvc french doors. Light and power. 2.9m x 5.4m

**DRIVEWAY**

3 Parking Spaces





Total Area: 106.2 m<sup>2</sup> ... 1143 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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