



Oliver James
ESTATE AGENT

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

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
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Sandy Lane, Irlam

In Excess of **£275,000**



13 Sandy Lane

Irlam, Manchester

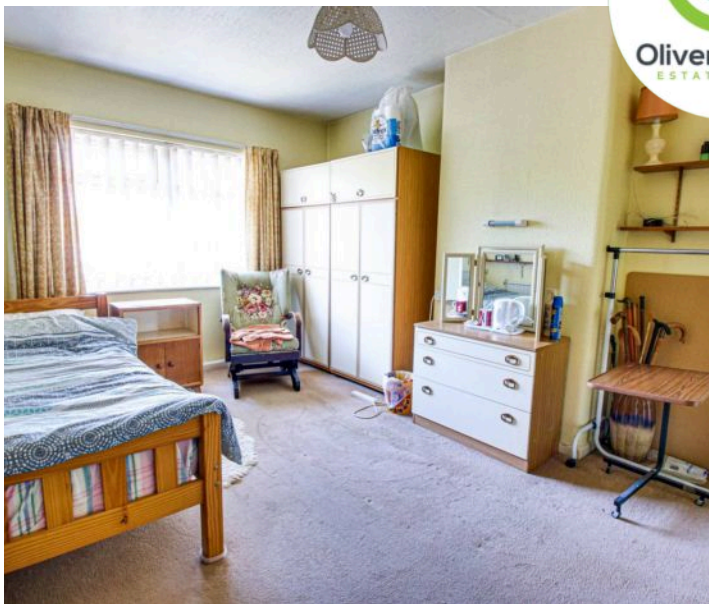
Wonderful 3-bed semi-detached house with spacious living areas, South-facing garden, ample parking, and detached garage. Ideal blank canvas for personalisation, creating a warm and inviting family home.

Council Tax band: C

Tenure: Freehold

- Large Three Bedroom Bow Fronted Semi Detached
- Two Large Reception Rooms
- Two Double Bedrooms, One Single
- South Facing Garden
- Make it your own, In Need of updating!
- Lawn Garden with Patio
- Long Driveway for several cars
- Detached Garage
- Freehold
- No Chain





Porch

3' 7" x 1' 8" (1.10m x 0.50m)

Upvc French doors

Hallway

Side facing upvc window, under-stairs cupboard and radiator.

Lounge

11' 6" x 14' 9" (3.50m x 4.50m)

Front facing upvc bow window and radiator.

Dining Room

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

Rear facing upvc window, wall mounted boiler and gas fire.

Kitchen

7' 7" x 9' 10" (2.30m x 3.00m)

Rear facing upvc window, fitted range of base and wall units

Landing

Side facing upvc window, loft access (part boarded)

Bedroom One

10' 6" x 14' 5" (3.20m x 4.40m)

Front facing upvc bow window and radiator.

Bedroom Two

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

Rear facing upvc window and radiator.

Bedroom Three

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

Front facing upvc window and radiator.

Bathroom

6' 11" x 7' 3" (2.10m x 2.20m)

Rear facing upvc window, large cubicle shower, wash basin and radiator.

Guest WC

2' 7" x 3' 7" (0.80m x 1.10m)

Side facing upvc window, low flush wc and tiled walls.

GARDEN

Lawn, Patio, Greenhouse and shed

GARDEN

Front lawn garden with flower borders

GARAGE

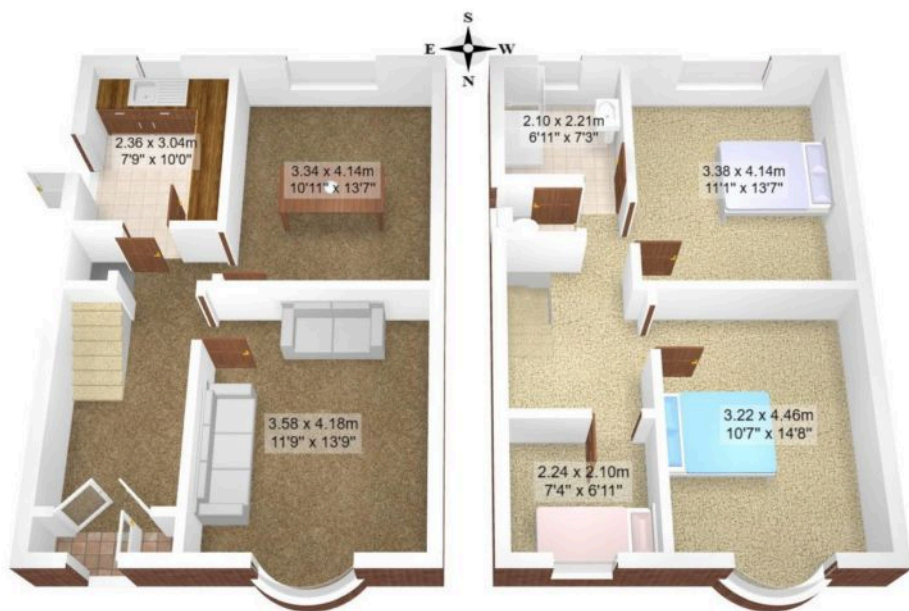
Single Garage

Detached garage

DRIVEWAY

3 Parking Spaces





Total Area: 99.6 m² ... 1072 ft²

All measurements are approximate and for display purposes only



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