



**Oliver James**  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*

**REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST**

**SILVER**

SCAN ME

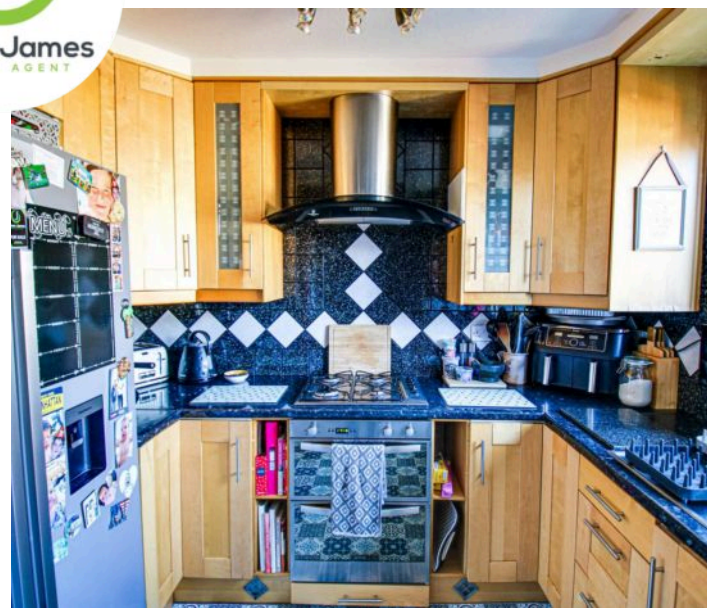


BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**The Crescent, Irlam**

In Excess of **£220,000**



## 7 The Crescent

Irlam, Manchester

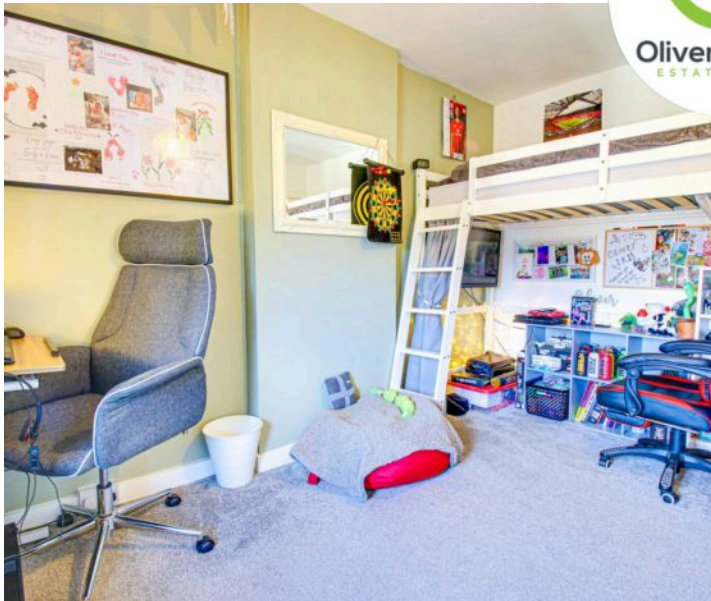
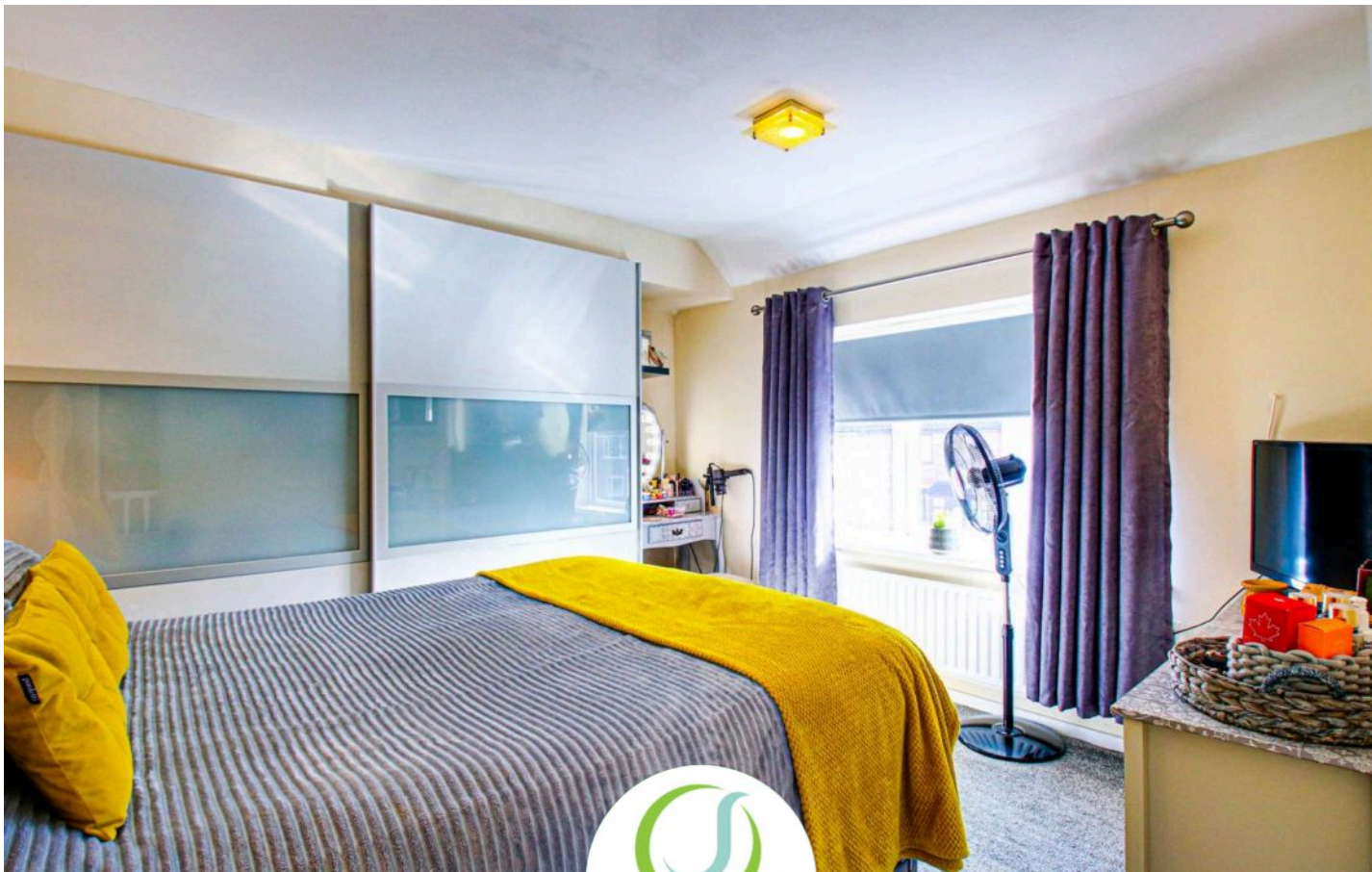
Charming 3-bed end of terrace house in a lovely neighbourhood. Spacious layout, modern decor, and cosy garden. Ideal for young families or professionals seeking a stylish home with indoor comfort and outdoor charm. Schedule a viewing today!

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- Two Reception Rooms
- Modern Decor and ideal starter family home
- Two Double Bedrooms with One Single
- Perfect Size Garden with Artificial Grass Area
- Driveway for two cars
- Freehold





### Hallway

Radiator.

### Lounge

14' 1" x 14' 1" (4.30m x 4.30m)

Front facing upvc window, laminate flooring, under-stairs cupboard and radiator.

### Dining Room

10' 10" x 9' 2" (3.30m x 2.80m)

Rear facing upvc french door and radiator.

### Kitchen

5' 11" x 8' 10" (1.80m x 2.70m)

Rear facing upvc window, fitted range of base and wall units, electric oven, four ring gas hob and bowl and a half sink unit.

### Landing

Side facing upvc window and loft access.

### Bedroom One

11' 10" x 11' 10" (3.60m x 3.60m)

Front facing upvc window, fitted wardrobes and radiator.

### Bedroom Two

12' 2" x 9' 10" (3.70m x 3.00m)

Rear facing upvc window and radiator.

### Bedroom Three

7' 7" x 6' 3" (2.30m x 1.90m)

Rear facing upvc window and radiator.

### Bathroom

5' 11" x 8' 6" (1.80m x 2.60m)

Front facing upvc window, curved jacuzzi bath with over shower, vanity sink unit, tiled walls and heated towel rail.

### WC

4' 11" x 2' 4" (1.50m x 0.70m)

Low flush WC and part tiled walls.

## GARDEN

Artificial Grass area, patio seating and storage shed.

## DRIVEWAY

2 Parking Spaces

Front driveway with space for two cars





Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Total Area: 77.7 m<sup>2</sup> ... 836 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)

