

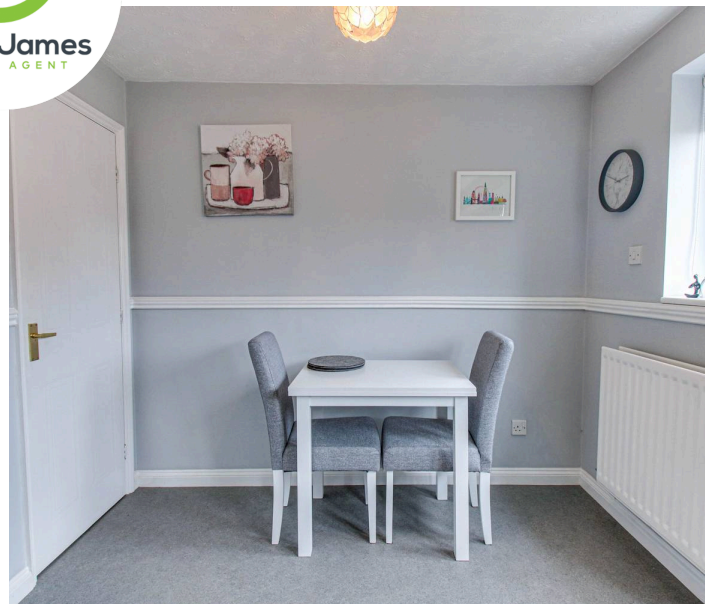
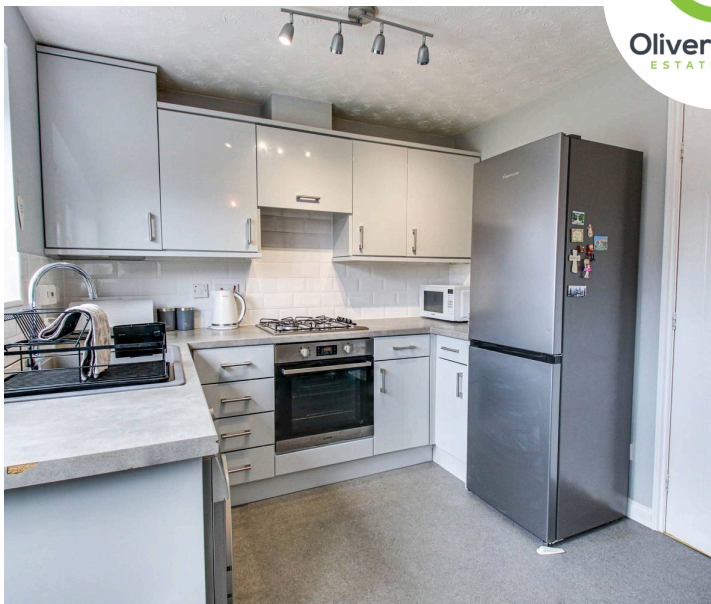


Oliver James
ESTATE AGENT

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Pipers Court, Irlam

Offers Over **£200,000**



10 Pipers Court

Irlam, Manchester

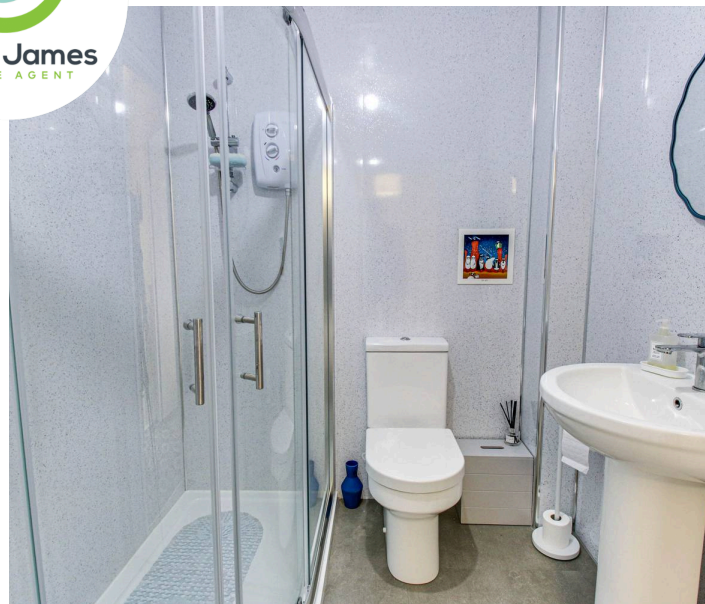
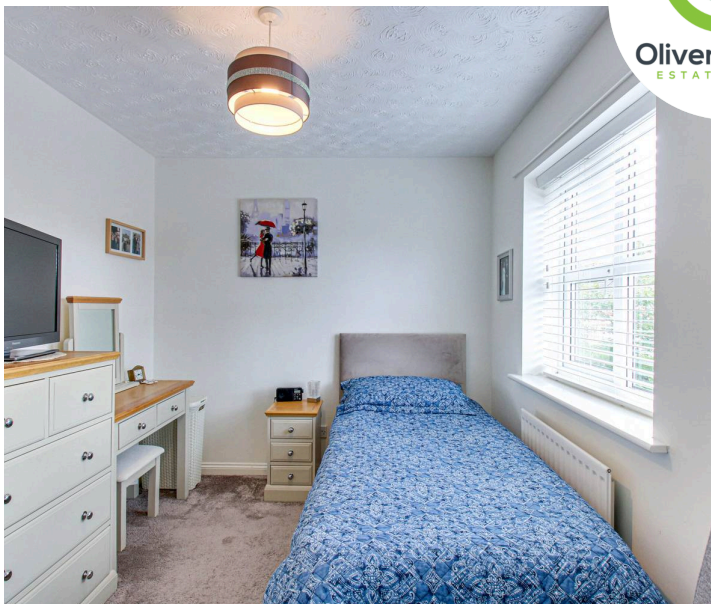
Charming and functional 2-bed mid mews house in a popular modern development. Open-plan kitchen diner, 2 double bedrooms, new bathroom, perfect-sized garden with patio and artificial grass. Parking, freehold ownership. Ideal for first-time buyers or those seeking a cosy abode.

Council Tax band: B

Tenure: Freehold

- Two Bedroom Mid Mews
- Popular Modern Development
- Ideal First Home
- Open Plan Kitchen Diner
- Two Double Bedrooms
- Newly Fitted Bathroom Suite
- Perfect Size Garden with Patio and Artificial Grass
- Parking Space to the front
- Freehold





Hallway

Laminate flooring and radiator.

Lounge

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

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

Kitchen Diner

8' 6" x 13' 1" (2.60m x 4.00m)

2 x Rear facing upvc window and rear upvc door, fitted range of base and wall units, integral electric oven and hob, wall mounted Worcester boiler (approx 2 years old), dado rails, understairs cupboard and radiator.

Landing

Loft Access - Part Boarded, Ladder and Light.

Bedroom One

8' 2" x 13' 1" (2.50m x 4.00m)

Two front facing upvc windows, over bulk head cupboard and radiator.

Bedroom Two

9' 2" x 13' 1" (2.80m x 4.00m)

Rear facing upvc window and radiator.

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

Cubicle shower, sink unit, WC, splash back panels and heated towel rail.

GARDEN

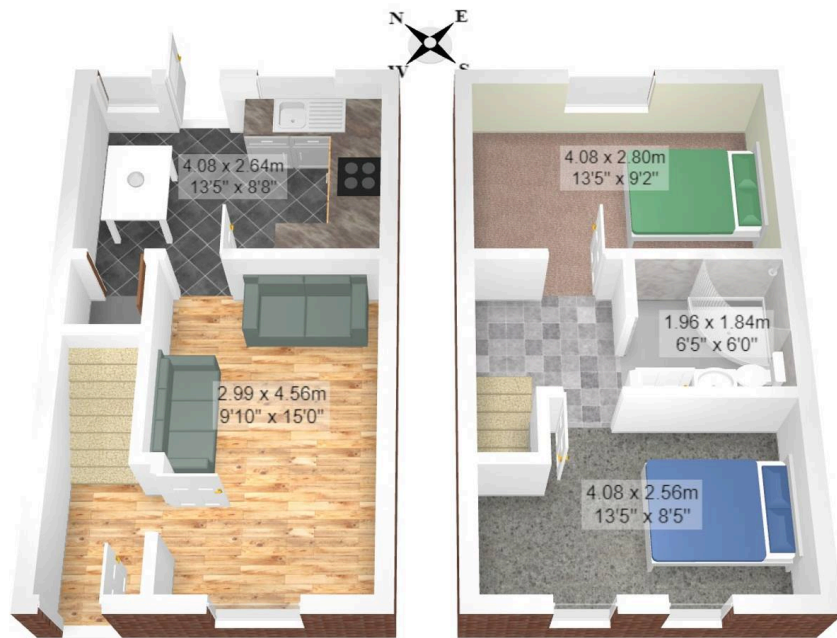
Patio seating area, shed, outside water tap and artificial grass Front garden area with flower border

ALLOCATED PARKING

1 Parking Space

One space in front of lounge window.





Total Area: 60.1 m² ... 646 ft²
 All measurements are approximate and for display purposes only



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