



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

SILVER

SCAN ME

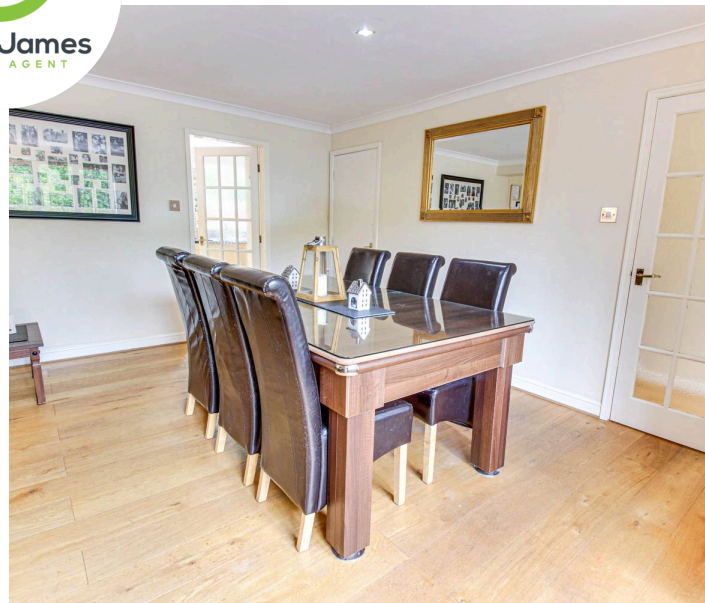
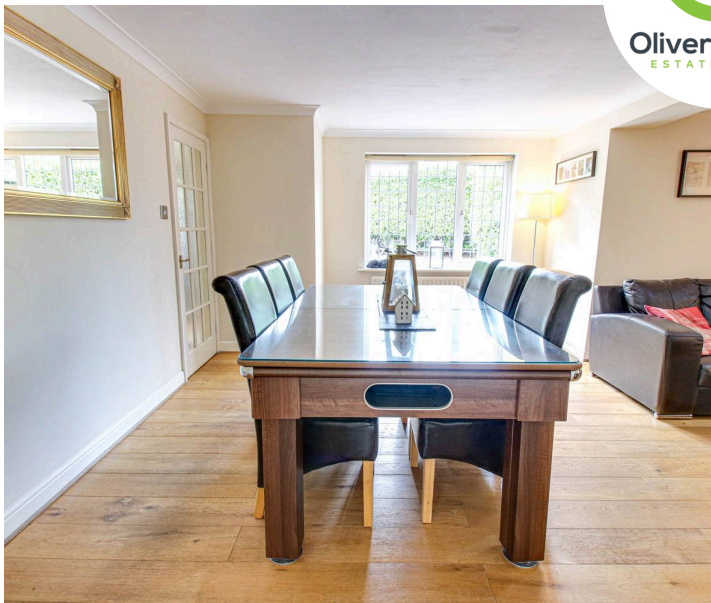


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Pasturegreen Way, Irlam

Offers Over **£340,000**



1 Pasturegreen Way

Irlam, Manchester

This 4-bed detached palace offers a double extension, 4 reception rooms, guest WC, 3 double & 1 single bedrooms, 'His' & 'Hers' sinks in the bathroom. Low-maintenance garden with decking, BBQ area, patio, stone borders, and a large corner plot driveway leading to a garage fit for royalty...

Council Tax band: C

Tenure: Freehold

- Four Bedroom Detached
- Double Extension
- Four Reception Rooms
- Guest WC
- Three Double Bedrooms and One Single
- Bathroom with 'His' and 'Her's' Sinks
- Corner Plot with Large Driveway & Garage
- Freehold





Hallway

Wooden floor, coving and radiator

Guest WC

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

Front facing upvc window, pedestal wash basin, low flush wc, tiled floor and radiator

Lounge

12' 6" x 11' 2" (3.80m x 3.40m)

Rear facing upvc window, laminate flooring, coving and radiator

Dining Room

11' 6" x 13' 1" (3.50m x 4.00m)

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

Study

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

Rear facing upvc french doors, laminate flooring and radiator

Kitchen

9' 6" x 15' 1" (2.90m x 4.60m)

Rear facing upvc window, fitted range of base and wall units, integral washing machine, Electric oven, five ring gas hob, wall mounted boiler, tiled floor, over work surface tiling and radiator

Conservatory

8' 6" x 10' 6" (2.60m x 3.20m)

Tiled floor and side facing upvc window and door.

Landing

Side facing upvc window, coving, loft access and radiator

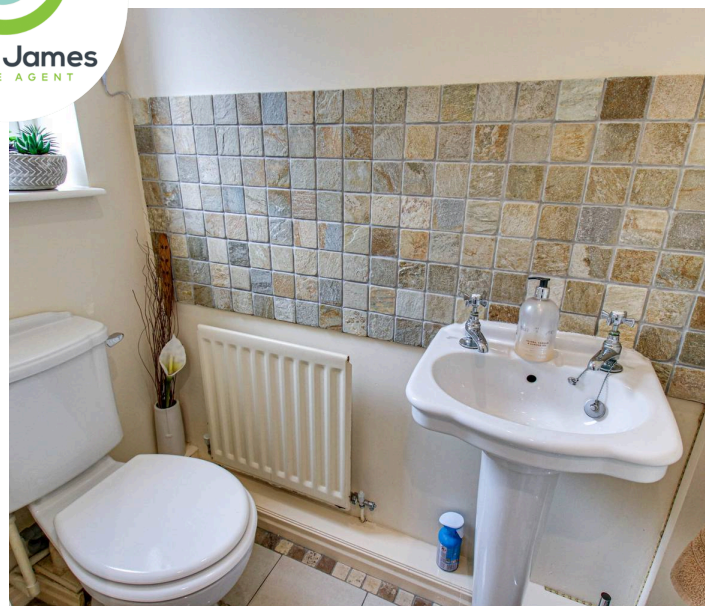
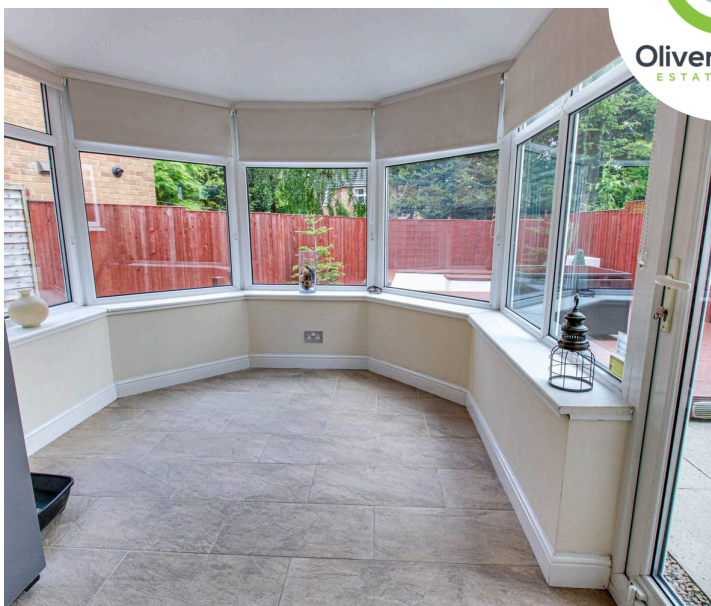
Bedroom One

12' 2" x 15' 1" (3.70m x 4.60m)

Two front facing upvc windows, fitted wardrobe, coving and radiator

Bedroom Two

10' 2" x 10' 6" (3.10m x 3.20m)



REAR GARDEN

Low Maintenance garden with wooden decking seating areas, including BBQ square seating area with table that converts to a fire pit, stones borders and patio.

DRIVEWAY

3 Parking Spaces

Large corner plot driveway leading to garage.

GARAGE

Single Garage

Up and over doors.





Total Area: 122.1 m² ... 1314 ft²
 All measurements are approximate and for display purposes only



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Oliver James

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