



**Oliver James**  
ESTATE AGENT



The **Negotiator**  
*Awards 2024*

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

**SILVER**

SCAN ME



BOOK A VIEWING



**Pasturegreen Way, Irlam**

Offers Over **£200,000**



## 56 Pasturegreen Way

Irlam, Manchester

"Charming 2-bed mid-terraced town house with modern kitchen & bathroom, spacious double bedrooms, south-facing garden, driveway, solar panels, freehold ownership, and no chain. Move-in ready for contemporary living."

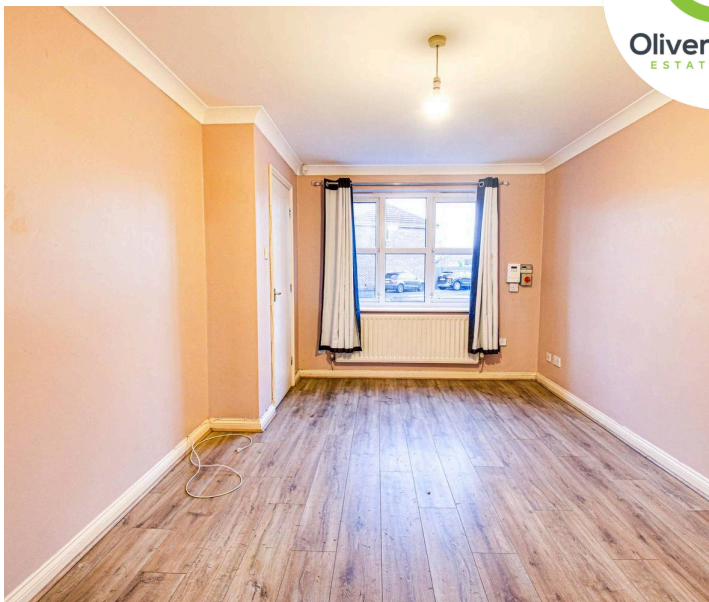
Council Tax band: B

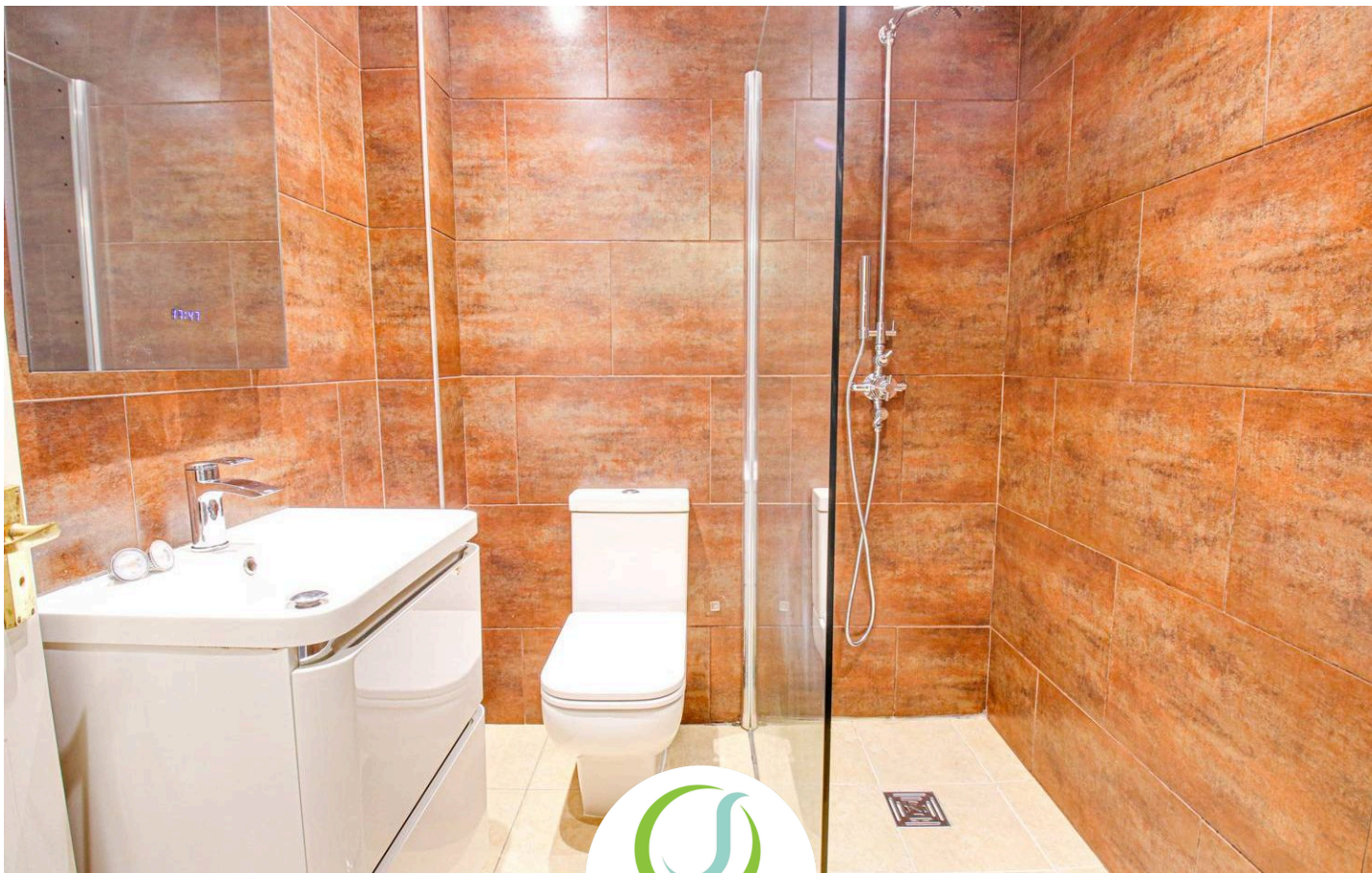
Tenure: Freehold

- Two Bedroom Town House
- Modern Bathroom and Kitchen
- Modernised Interior
- Two Double Bedrooms
- South Facing Garden
- Driveway
- Solar Panels
- Freehold
- No Chain



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### Hallway

Radiator.

### Lounge

15' 5" x 9' 10" (4.70m x 3.00m)

Front facing upvc window, laminate flooring, solar panel meter and radiator

### Kitchen

12' 10" x 9' 6" (3.90m x 2.90m)

Rear facing upvc window and door, modern fitted base and wall units, breakfast bar, electric oven and gas hob, understairs cupboard and radiator

### Bedroom One

12' 10" x 8' 10" (3.90m x 2.70m)

Two front facing upvc windows and radiator.

### Bedroom Two

9' 2" x 12' 10" (2.80m x 3.90m)

Rear facing upvc window and radiator.

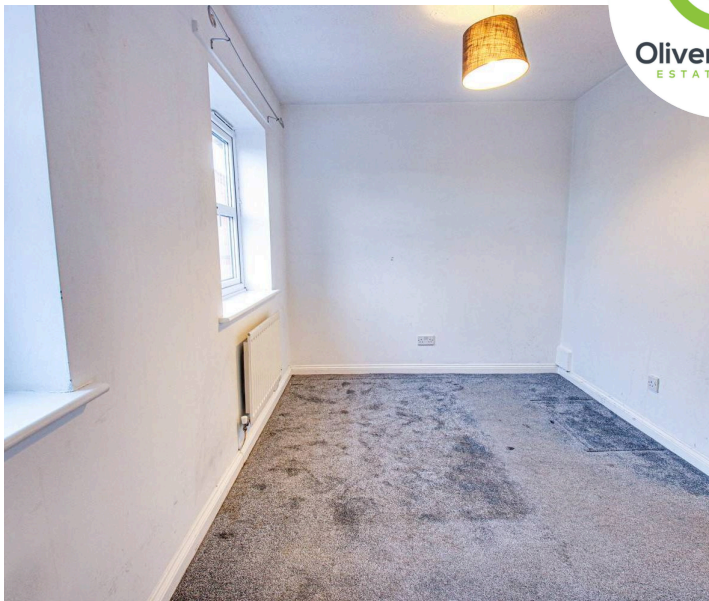
### Bathroom

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

Walk in shower, WC, wash basin, heated towel rail, tiled flooring and walls.



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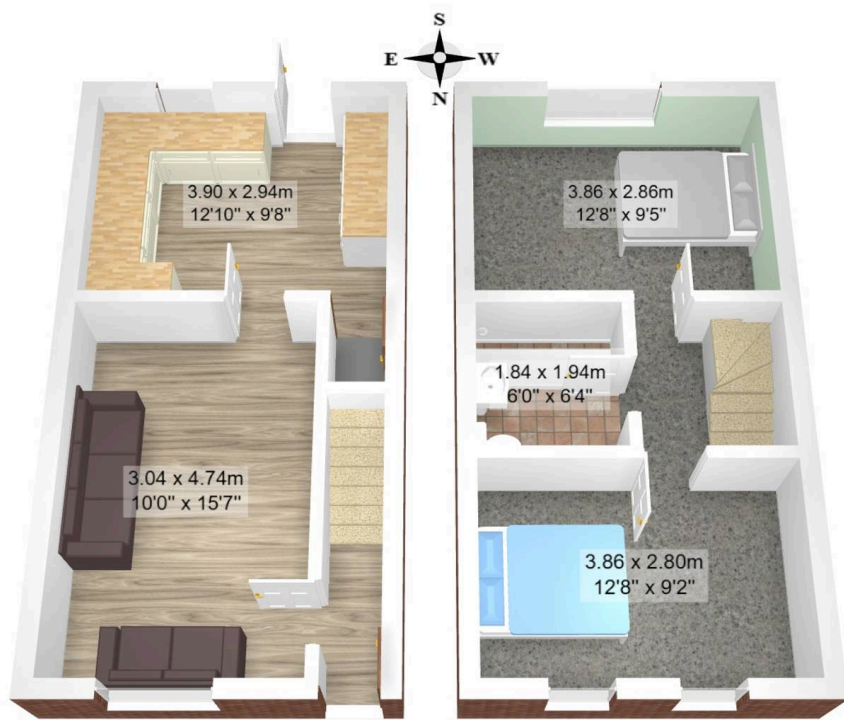
**GARDEN**

Patio garden.

**DRIVEWAY**

2 Parking Spaces





Total Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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