



**Oliver James**  
ESTATE AGENT

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

**SILVER**

SCAN ME



BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

**Eldon Road, Irlam**  
Offers in Region of **£185,000**





## 30 Eldon Road

Irlam, Manchester

Extended 3-bed terraced home on Eldon Road, Irlam. Spacious layout with potential for open-plan kitchen-diner. Private rear garden, off-road parking, close to amenities and transport links. Ideal for families, first-time buyers, or investors. Council Tax band: A

Tenure: Freehold

- Three Bedroom Mid Terrace
- Extended to the rear, Kitchen with two skylights
- Large open plan lounge and dining room
- Two double bedrooms, one single
- In need of modernisation
- No Chain, going through Probate
- Driveway to the front
- Lawn garden and patio







## 30 Eldon Road

Irlam, Manchester

Extended 3-bed terraced home on Eldon Road, Irlam. Spacious layout with potential for open-plan kitchen-diner. Private rear garden, off-road parking, close to amenities and transport links. Ideal for families, first-time buyers, or investors.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Mid Terrace
- Extended to the rear, Kitchen with two skylights
- Large open plan lounge and dining room
- Two double bedrooms, one single
- In need of modernisation
- No Chain, going through Probate
- Driveway to the front
- Lawn garden and patio





## GARDEN

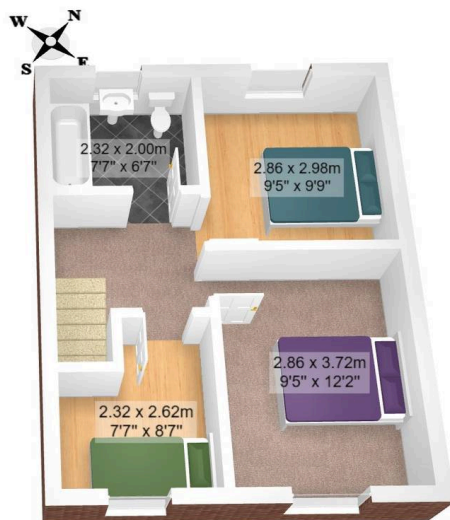
Rear garden with lawn and patio.

## DRIVEWAY

1 Parking Space







Total Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Total Area: 80.7 m<sup>2</sup> ... 869 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)

