



Oliver James  
ESTATE AGENT

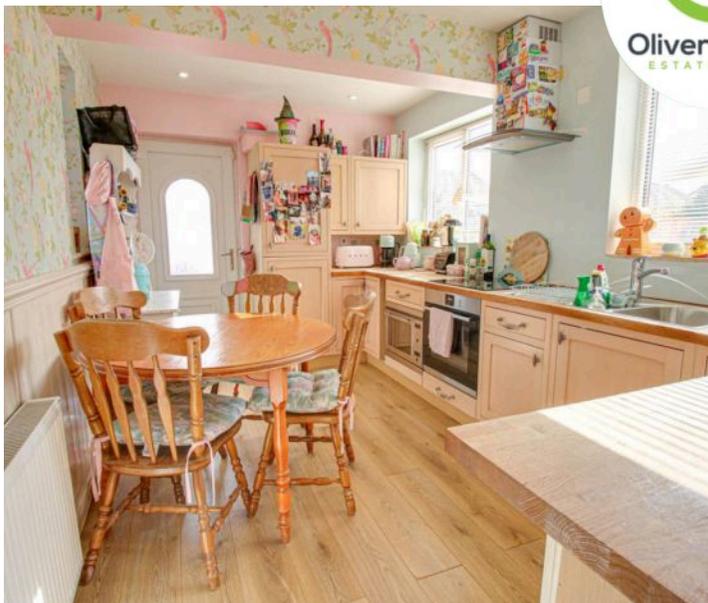


TheNegotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
SILVER



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**Newlands Avenue, Irlam**  
Offers in Region of **£260,000**



## Newlands Avenue

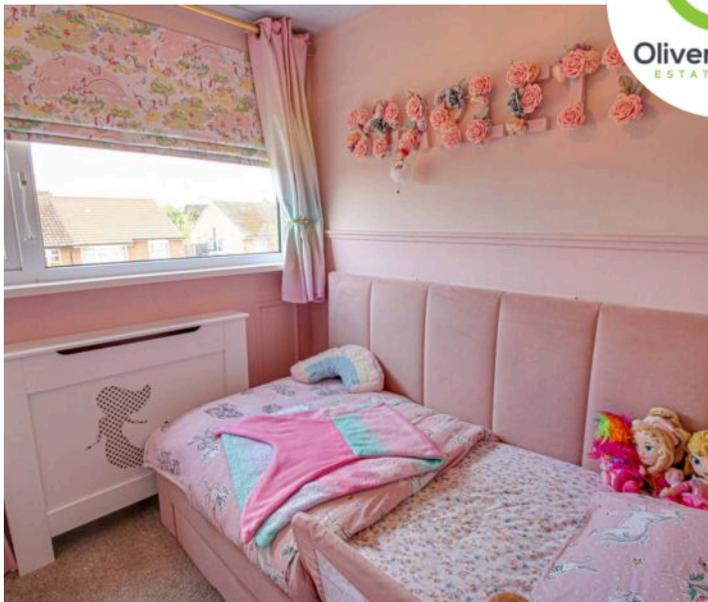
Irlam, Manchester

Rare opportunity to own impressive 3-bed dorma bungalow in sought-after neighbourhood. Welcoming atmosphere with spacious lounge, extended kitchen, elegant bathroom, patio garden. Architectural design blending functionality and style. Close to amenities, schools, transport links. Viewing recommended for potential personalisation. Council Tax band: C

Tenure: Freehold

- Three Bedroom Dorma Bungalow
- Spacious Lounge with Bay window
- Extended Kitchen
- Large Downstairs Bedroom currently used as a playroom
- Downstairs Bathroom with tiled walls and flooring.
- Two Bedroom upstairs in the Dorma
- Patio garden to the rear and also side garden area
- Long driveway for several cars
- Freehold





### Hallway

Side facing upvc door.

### Lounge

14' 9" x 11' 6" (4.50m x 3.50m)

Front facing upvc bay window, electric fire and radiator.

### Study Hall

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

Front facing upvc window, laminate flooring and radiator.

### Kitchen Diner

13' 9" x 8' 6" (4.20m x 2.60m)

Extended Kitchen with two side facing upvc windows, fitted range of base and wall units with Neff oven, hob, integral fridge and freezer. Laminate flooring, radiator and rear facing upvc door.

### Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Side facing upvc window, three piece suite, heated towel rail, over bath shower, tiled walls and flooring.

### Bedroom

14' 1" x 11' 2" (4.30m x 3.40m)

Rear facing upvc window and radiator. Currently used as a playroom, downstairs.

### Landing

Front facing upvc window and storage.

### Bedroom

13' 1" x 10' 2" (4.00m x 3.10m)

Front facing upvc window and radiator.

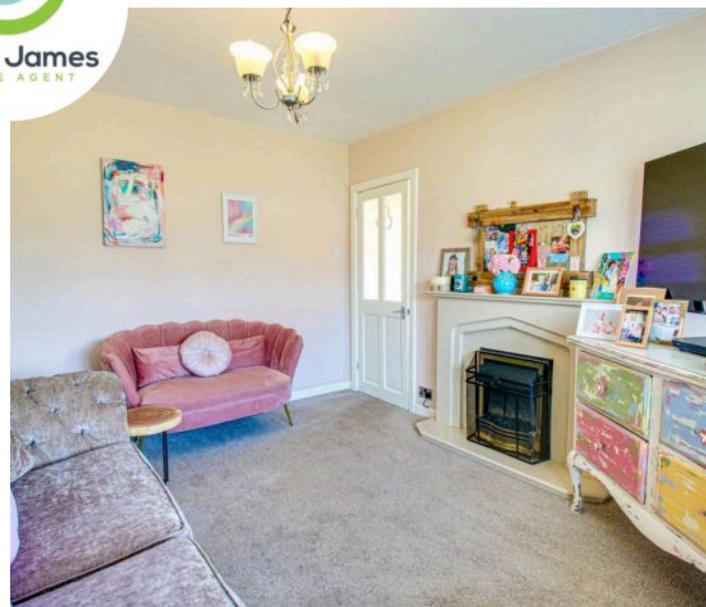
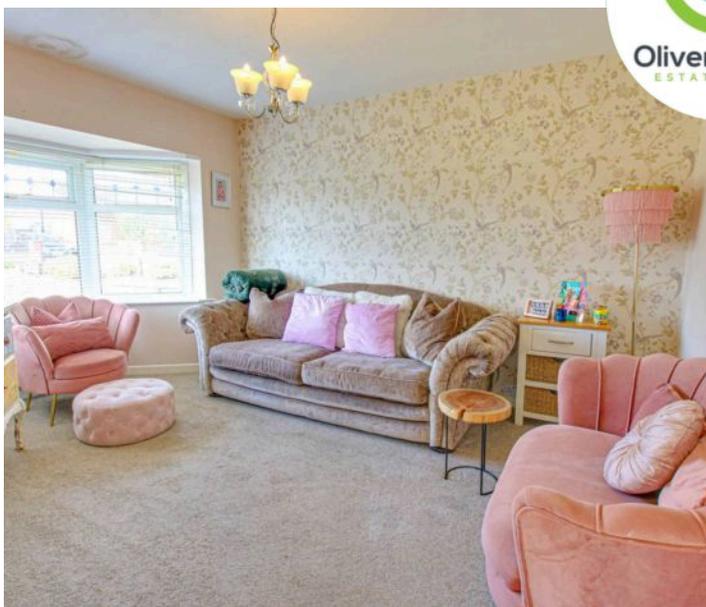
### Bedroom

7' 10" x 6' 7" (2.40m x 2.00m)

Front facing upvc window, wood panelled walls and radiator.



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 *awards 2021*  
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## GARDEN

Rear Patio with artificial grass area and also side garden

## DRIVEWAY

3 Parking Spaces

Long driveway front front to the side of the property





Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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)

