

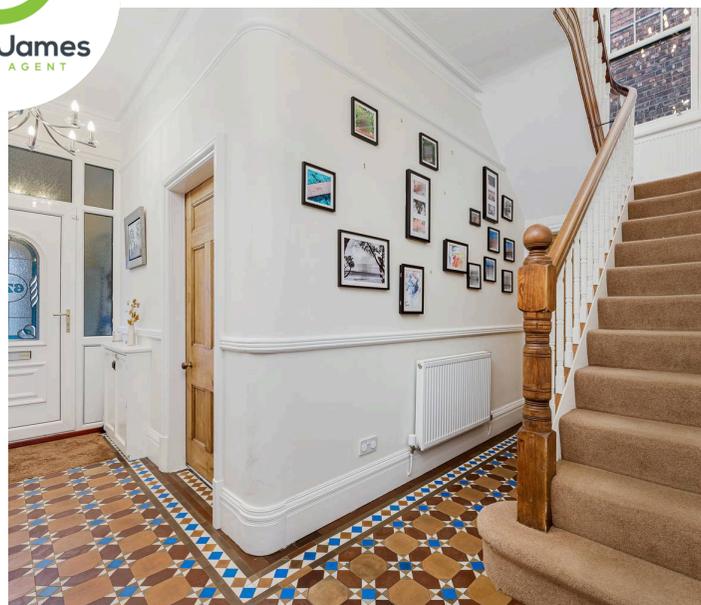
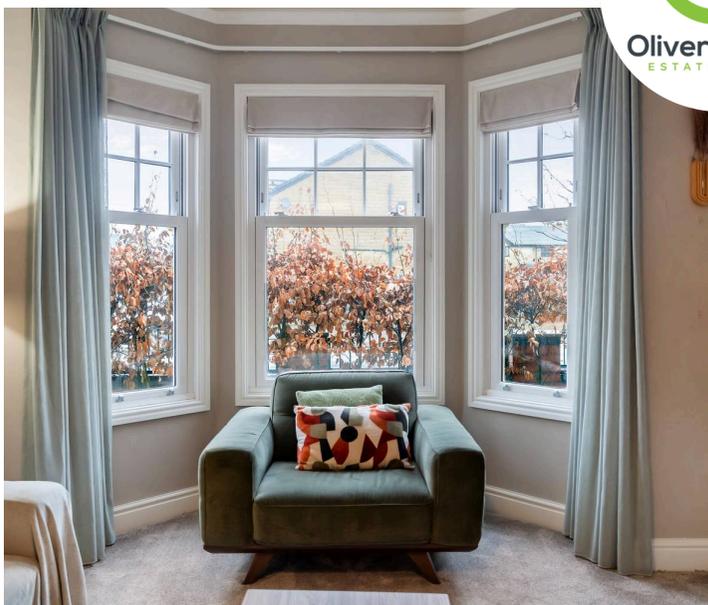


GON CITY
0161.637.9780



 **Oliver James**
ESTATE AGENT

Liverpool Road, Irlam
In Excess of **£375,000**



Liverpool Road

Irlam, Manchester

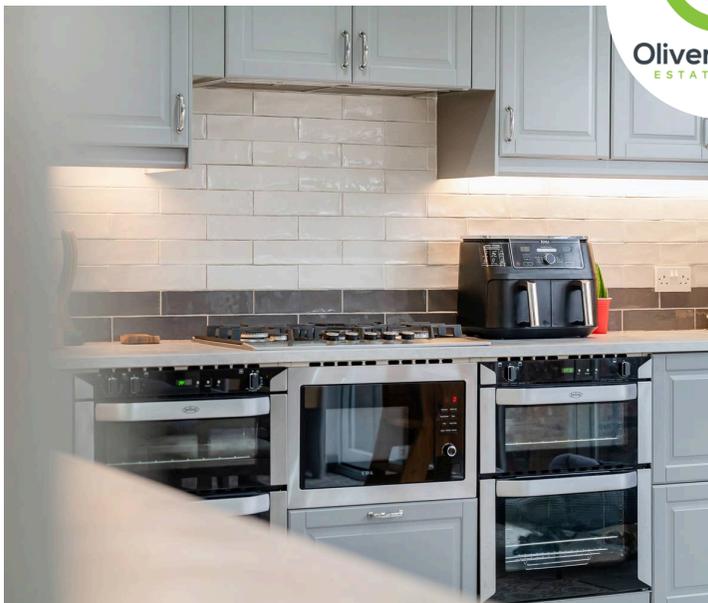
Elegant 3-bed, 2-bath semi with period features, modern kitchen, open-plan living, landscaped garden, off-road parking, and loft space. Ideal for families seeking style and practicality.

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi Detached
- High ceilings with decorative moulding, coving and dado rails
- Stunning Kitchen with Integrated appliances and granite work surfaces
- Period features, Sash windows and full of Character
- Contemporary bathroom with walk-in shower, skylight and marble effect tiling
- Grand hallway entrance with tiled flooring
- Off-road parking to the rear with gated access
- En Suite Bathroom
- Private landscaped garden
- Recently Re-Roofed and Boiler 3 Years Old





Hallway

Porch Entrance with arch doorway entrance. Hallway with tiled flooring, coving, dado rails, picture rails and radiator.

Lounge

17' 9" x 13' 9" (5.40m x 4.20m)

Front facing upvc sash bay window, coving, ceiling moulding, gas living flame fire and radiator.

Kitchen Diner

13' 1" x 19' 8" (4.00m x 6.00m)

Rear facing bi-folding doors, side facing upvc window, fitted range of base and wall units with integral washer, dryer, dishwasher, two double ovens, microwave and fridge freezer. tiled flooring, over work surface tiling and granite work surfaces.

Guest WC

6' 11" x 6' 3" (2.10m x 1.90m)

Side facing upvc window, low flush wc and tiled flooring.

Landing

Side facing upvc sash window, dado rails, coving and loft access. Loft - Ladders, Boarded, Lights, Insulation and two skylights

Bedroom One

17' 9" x 13' 9" (5.40m x 4.20m)

Front facing upvc sash bay windows, coving and radiator.

Bedroom Two

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

Rear facing upvc sash windows and radiators.

En Suite

2' 7" x 8' 10" (0.80m x 2.70m)

Shower cubicle, wash basin, WC, tiled walls, tiled flooring and heated towel rail.

Bedroom Three

8' 6" x 5' 3" (2.60m x 1.60m)

Front facing upvc sash windows, laminate flooring and

GARDEN

Lawn, Patio and access to rear driveway. Storage Area
1.8m x 8.5m

DRIVEWAY

2 Parking Spaces

Patio Driveway to the rear





Total Area: 133.9 m² ... 1441 ft²

All measurements are approximate and for display purposes only



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