



Oliver James
ESTATE AGENT

TheNegotiator
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SILVER

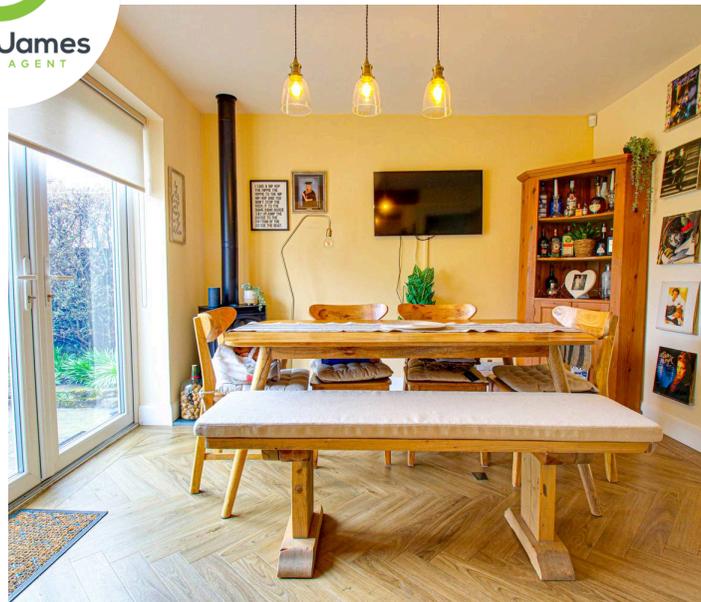
SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Queensway, Irlam
Offers in Region of **£385,000**



14 Queensway

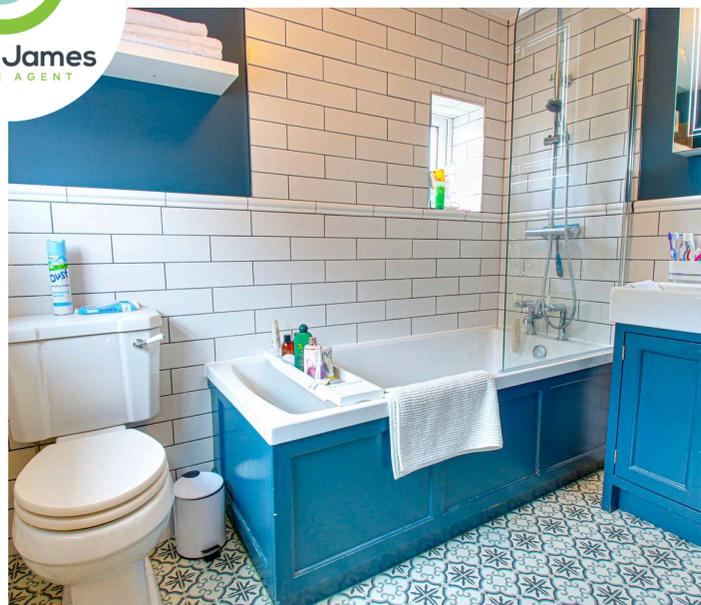
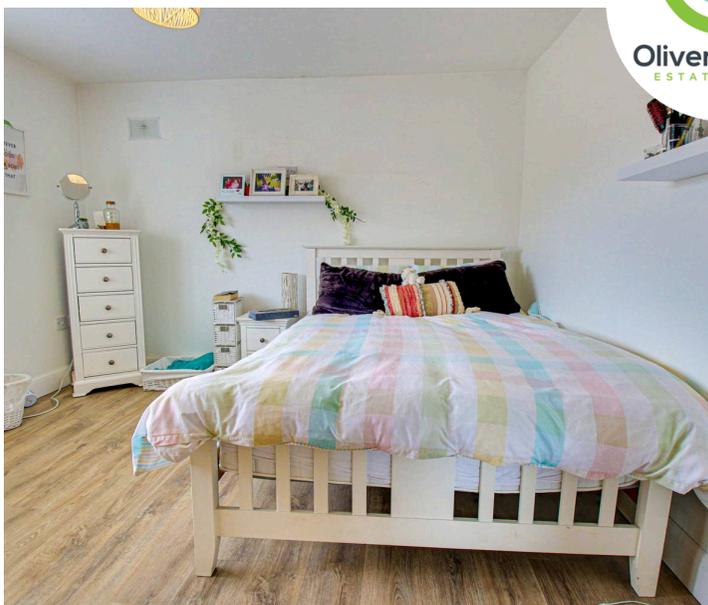
Irlam, Manchester

Beautifully presented 3-bed detached home with stylish interiors, extended kitchen, spacious garden, garage, and driveway. Ideal for families seeking comfort, character, and modern living. Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Detached Home
- Beautifully Decor throughout
- Stunning features such as Parquet flooring, Log Burner, Herringbone styled flooring and wood panelling
- Extended Kitchen
- Downstairs WC
- Dining Room with French doors opening onto garden area
- Three good size bedrooms, main bedroom with fitted wardrobes.
- Modern Bathroom Suite
- Detached Garage
- Spacious garden with patio, lawn and decking areas





Hallway

Side facing upvc double glazed window, wooden panelling and radiator.

Lounge

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

Front facing upvc double glazed window, inset fireplace, parquet flooring and radiator.

Guest WC

5' 7" x 2' 7" (1.70m x 0.80m)

Side facing upvc double glazed window, white brick style tiling, hand wash basin and low flush wc.

Kitchen

8' 10" x 21' 0" (2.70m x 6.40m)

Side facing upvc double glazed window and a rear facing upvc double glazed window, fitted range of base and wall units and cupboard housing Worcester Boiler. Integral oven, fridge freezer and microwave.

Dining Room

10' 10" x 11' 2" (3.30m x 3.40m)

Rear facing upvc patio doors, Log burner and radiator.

Landing

Side facing upvc double glazed window.

Bedroom One

12' 2" x 12' 2" (3.70m x 3.70m)

Front facing upvc double glazed window, fitted wardrobes and radiators.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

Rear facing upvc double glazed window and radiator.

Bedroom Three

7' 3" x 9' 6" (2.20m x 2.90m)

Front facing upvc double glazed window and radiator.

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Side facing upvc double glazed window, three piece suite comprising of bath with over shower, vanity sink

Bedroom Three

7' 3" x 9' 6" (2.20m x 2.90m)

Front facing upvc double glazed window and radiator.

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Side facing upvc double glazed window, three piece suite comprising of bath with over shower, vanity sink unit and WC, tiled walls and floor and radiator.

Garden

Lawn Garden, Flower Borders, Patio Area and Shed.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

3.5m x 2.6m





All measurements, designs and colours are approximate and for display purposes only

Total Area: 100.1 m² ... 1078 ft²
 All measurements are approximate and for display purposes only



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