



SCAN ME

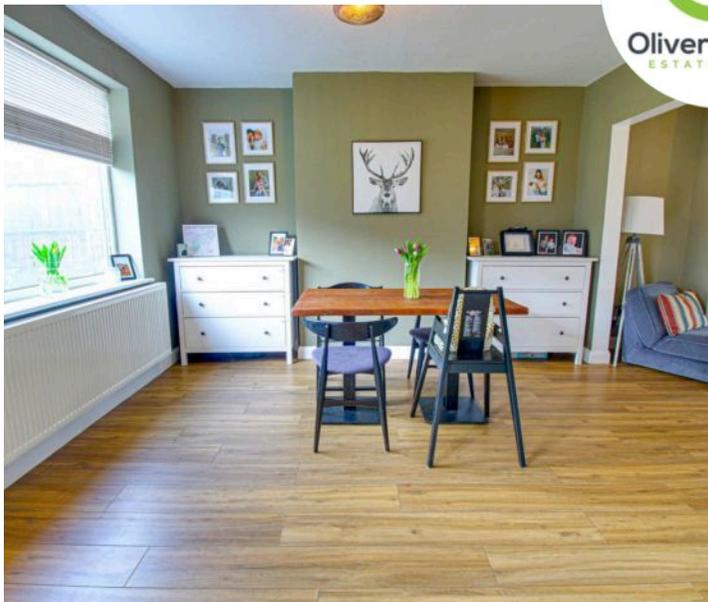


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Doodson Avenue, Irlam

Offers Over **£275,000**



12 Doodson Avenue

Irlam, Manchester

Modern three-bed semi in Irlam with two receptions, stylish kitchen, bright bedrooms, landscaped gardens, off-road parking, and cul-de-sac setting. Ideal for families or professionals. Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi Detached
- Open plan living and dining areas
- Modernised Decor throughout with Stylish colour tones
- Modern kitchen with integrated appliances
- Bay window to Lounge with ample natural light flowing throughout
- Private garden with Lawn and Patio
- Driveway
- Loft Boarded with Light and Power
- Quiet cul-de-sac location
- Integral garage





Hallway

Lounge

13' 0" x 12' 4" (3.96m x 3.76m)

Kitchen

8' 1" x 14' 6" (2.46m x 4.42m)

Dining room

12' 6" x 11' 2" (3.82m x 3.40m)

Bedroom One

11' 8" x 10' 8" (3.56m x 3.24m)

Bedroom Two

11' 6" x 10' 8" (3.50m x 3.24m)

Bedroom Three

7' 7" x 7' 6" (2.30m x 2.28m)

Bathroom

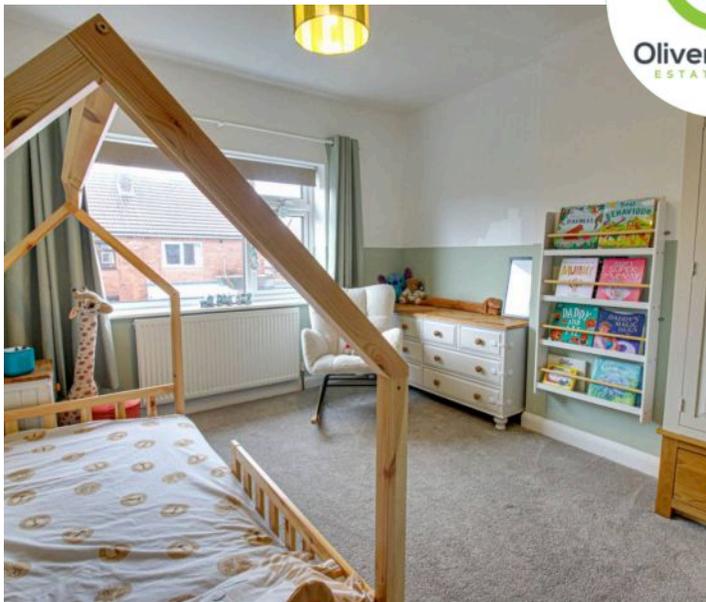
6' 8" x 7' 6" (2.02m x 2.28m)

Garage

15' 1" x 7' 9" (4.60m x 2.36m)



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GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





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Total Area: 100.9 m² ... 1087 ft²

All measurements are approximate and for display purposes only



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