

Leyland Avenue

Irlam, Manchester

Charming 3-bed semi with gated drive, garage, open-plan living, modern kitchen, conservatory, spacious garden, and family bathroom. Quiet, family-friendly location near green spaces. Council Tax band: TBD

- Three Bedroom Semi Detached
- Conservatory
- Open plan living area
- Modern kitchen
- French doors (with garden access)
- Spacious garden with large lawn area and patio
- Front and Side Driveway
- No Chain





Lounge / diner
18' 3" x 10' 8" (5.56m x 3.26m)

Kitchen
10' 4" x 7' 3" (3.14m x 2.20m)

Conservatory
9' 1" x 10' 8" (2.76m x 3.26m)

Bedroom One
10' 4" x 11' 4" (3.14m x 3.45m)

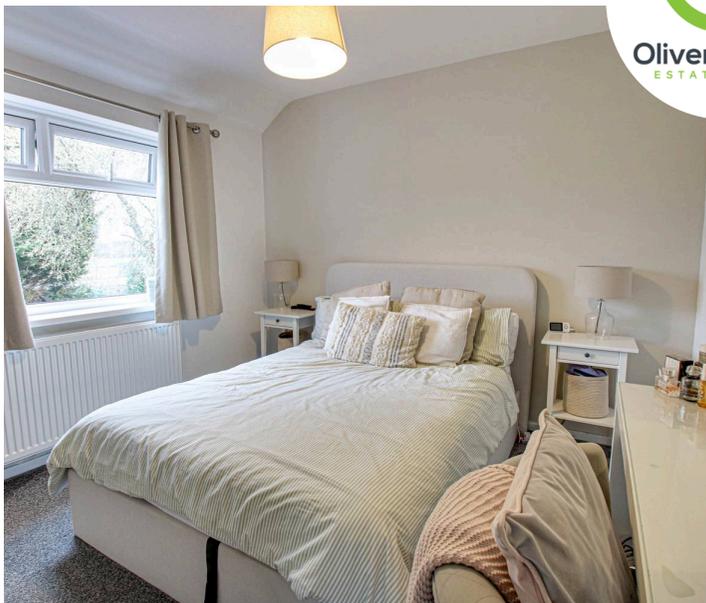
Bedroom Two
7' 7" x 11' 4" (2.30m x 3.45m)

Bedroom Three
7' 3" x 7' 3" (2.20m x 2.20m)

Bathroom
5' 7" x 7' 5" (1.71m x 2.26m)



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ESTATE AGENT



GARDEN

DRIVEWAY

3 Parking Spaces

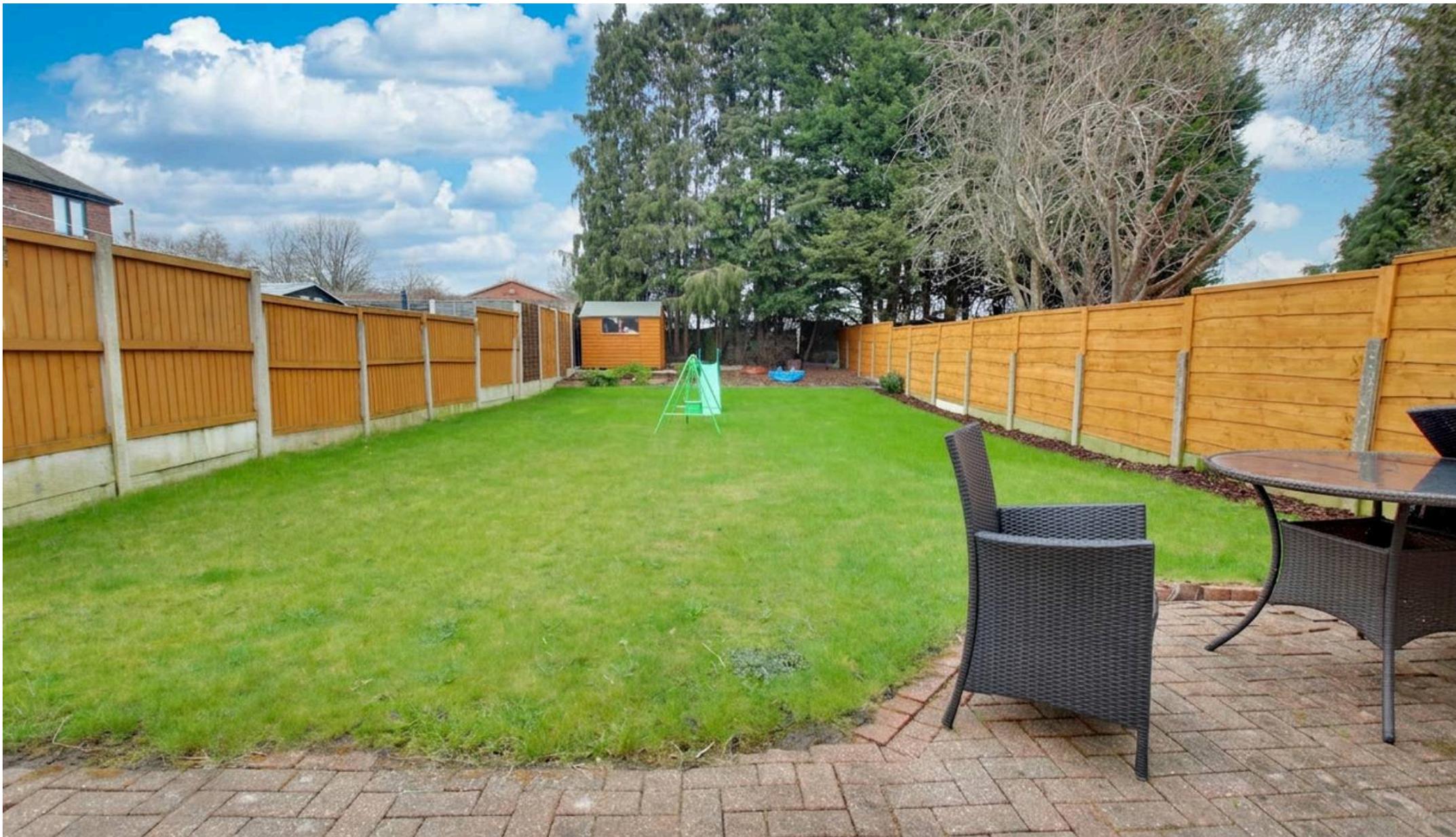




Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only





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