



Oliver James  
ESTATE AGENT

SCAN ME



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 **Oliver James**  
ESTATE AGENT

**Grazing Drive, Irlam**  
Offers Over **£300,000**



## Grazing Drive

Irlam, Manchester

Beautifully presented 3-bed detached house with modern kitchen, 2 reception rooms, conservatory, stylish bathroom, off-road parking, and spacious garden with patio and shed. Ideal family home.

Council Tax band: TBD

Tenure: Freehold

- Three Bedroom Detached property
- Corner Plot Position
- Spacious Conservatory with Bay Design
- Modern Grey kitchen with Dining area
- Newly fitted Stylish modern bathroom
- Driveway
- Private low-maintenance garden (artificial lawn and patio)
- Close to Local Amenities such as Tesco and Irlam Leisure centre





**Lounge**

16' 1" x 11' 6" (4.90m x 3.50m)

**Guest WC**

5' 3" x 2' 7" (1.60m x 0.80m)

**Kitchen Diner**

8' 6" x 15' 1" (2.60m x 4.60m)

**Comservatory**

12' 2" x 15' 5" (3.70m x 4.70m)  
4.7m x 2.5m to shortest

**Bedroom One**

9' 10" x 15' 5" (3.00m x 4.70m)

**Bedroom Two**

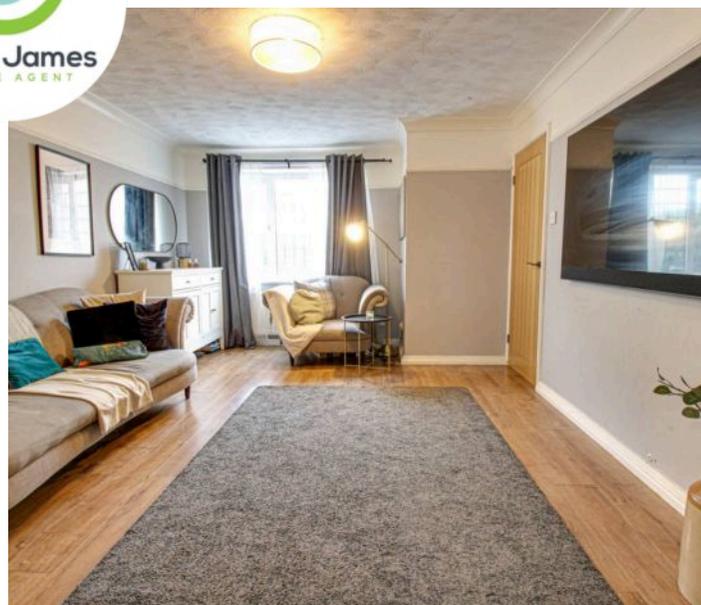
8' 10" x 8' 10" (2.70m x 2.70m)

**Bedroom Three**

8' 10" x 5' 11" (2.70m x 1.80m)

**Bathroom**

5' 11" x 5' 3" (1.80m x 1.60m)



**GARDEN**

**DRIVEWAY**

2 Parking Spaces





Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Oliver James**

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