



Oliver James  
ESTATE AGENT

TheNegotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

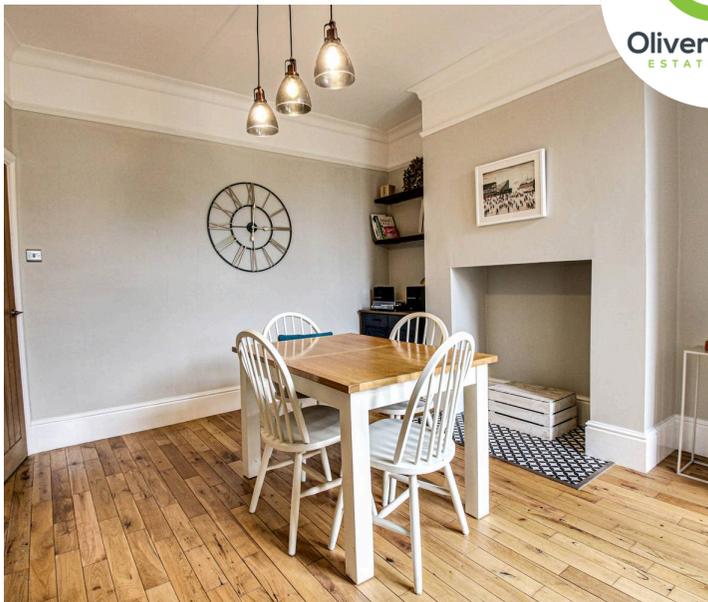
SCAN ME



BOOK A VIEWING

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Alexandra Grove, Irlam  
£250,000



## 11 Alexandra Grove

Irlam, Manchester

Elegant mid-terrace with period features and modern updates. Two double bedrooms, luxury bathroom, stylish kitchen, landscaped garden, garden room, and multiple outdoor seating areas.

Council Tax band: A

Tenure: Freehold

- Bay Fronted Rendered Two Bedroom Terrace
- Two Large Reception Rooms
- Lounge with Log Burner
- Modern Kitchen with underfloor heating and integral appliances
- Two Double Bedrooms with an opportunity to split the main bedroom and make this home into a three bedroom
- Stunning Bathroom with underfloor heating
- Large Garden area with Lawn, Patio and Kitchen area
- Detached Summerhouse and storage room with light and power an ideal work from home space or gym
- No Chain





### Lounge

15' 4" x 11' 1" (4.68m x 3.38m)

### Dining room

12' 4" x 11' 1" (3.76m x 3.38m)

### Kitchen

9' 1" x 7' 4" (2.78m x 2.24m)

### Bedroom One

14' 11" x 12' 2" (4.54m x 3.72m)

### Bedroom Two

12' 9" x 9' 4" (3.88m x 2.84m)

### Bathroom

9' 1" x 7' 4" (2.78m x 2.24m)

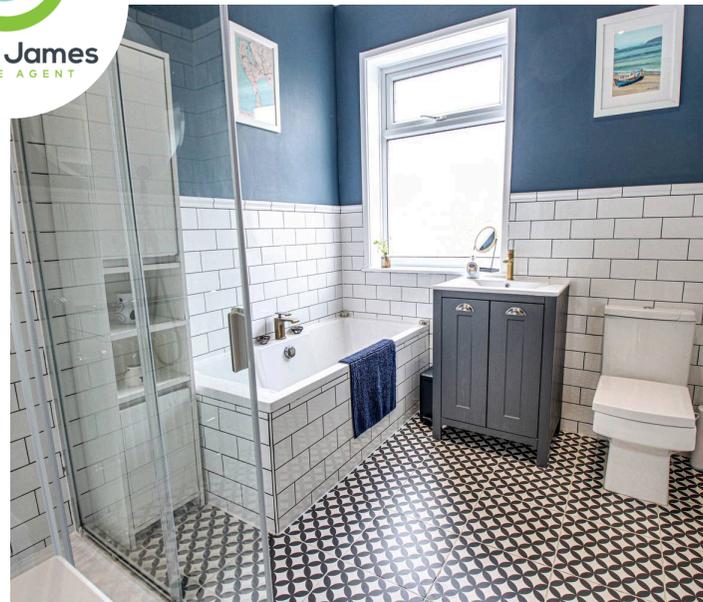
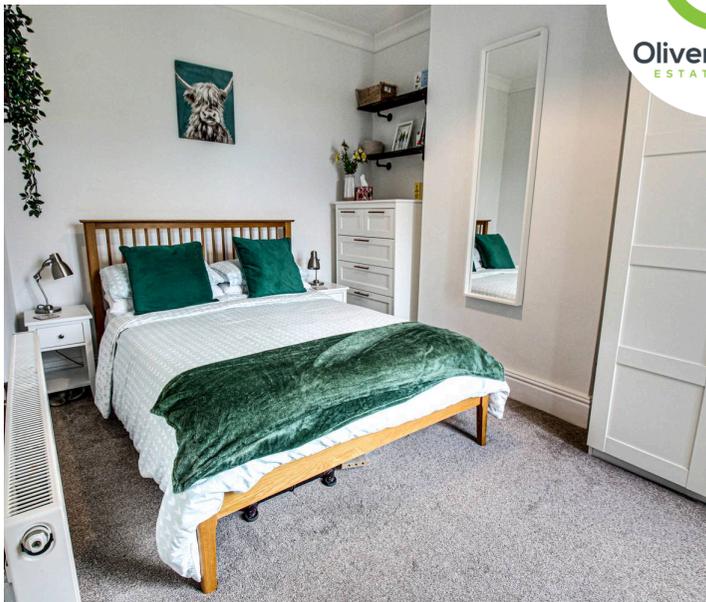
### Summerhouse

12' 6" x 11' 6" (3.82m x 3.51m)

Summerhouse 3.8m x 3.5m Storage Room 3.8m x 2.5m

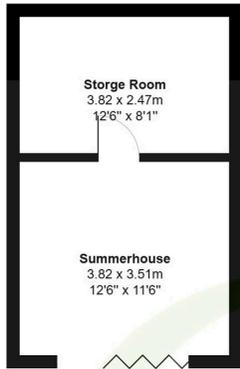


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GARDEN





Total Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Total Measurement includes summerhouse



**Oliver James**

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