



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**SILVER**

SCAN ME



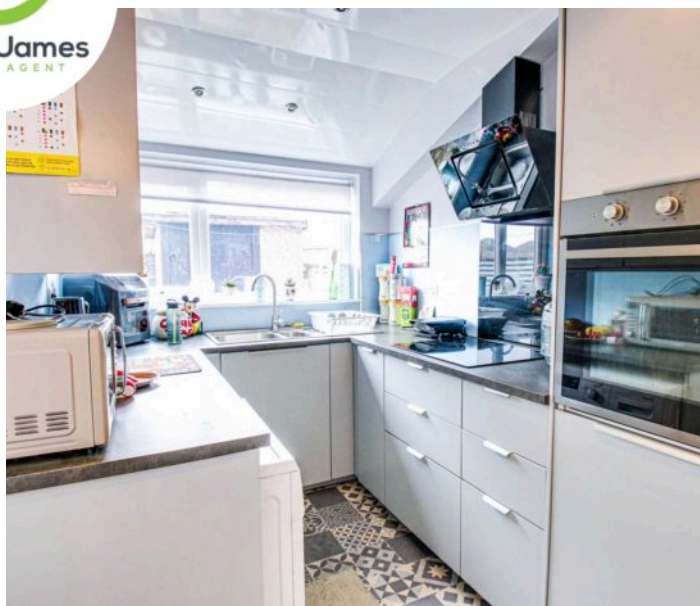
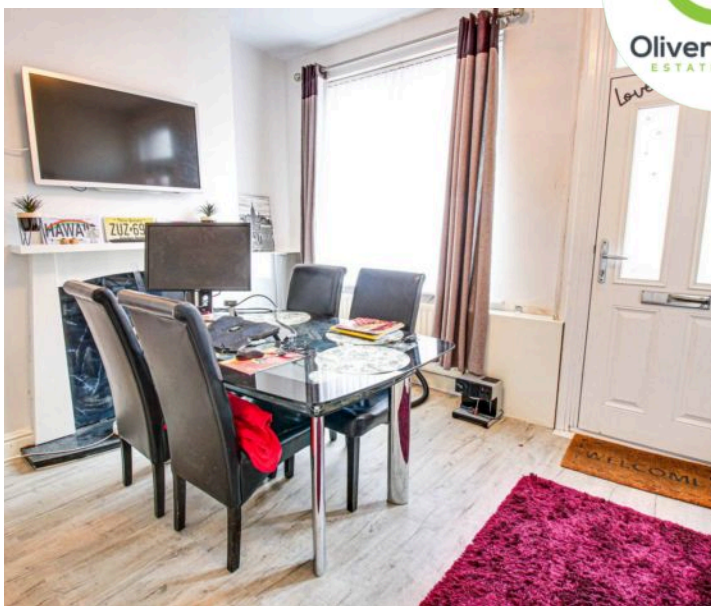
BOOK A VIEWING

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**Caroline Street, Irlam**

Offers in Region of **£165,000**





## Caroline Street

Irlam, Manchester

Charming 2-bed mid-terraced house perfect for first-time buyers. Modern kitchen & bathroom, patio garden for outdoor living. Close to amenities. No chain. Ideal for those seeking a peaceful yet well-connected abode.

Council Tax band: TBD

Tenure: Freehold

- Two Bedroom Mid Terrace
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Perfect 1st Home
- Close to Local Shops and Playground







### **Lounge**

12' 2" x 10' 10" (3.70m x 3.30m)

Front facing upvc double glazed window, laminate flooring and radiator

### **Dining Room**

11' 10" x 12' 2" (3.60m x 3.70m)

Rear facing upvc double glazed window, laminate flooring and radiator

### **Kitchen**

10' 6" x 9' 2" (3.20m x 2.80m)

Rear facing upvc double glazed window, modern base and wall units with integral fridge, freezer, oven and induction hob.

### **Bedroom One**

12' 2" x 11' 2" (3.70m x 3.40m)

Front facing upvc double glazed window, laminate flooring and radiator

### **Bedroom Two**

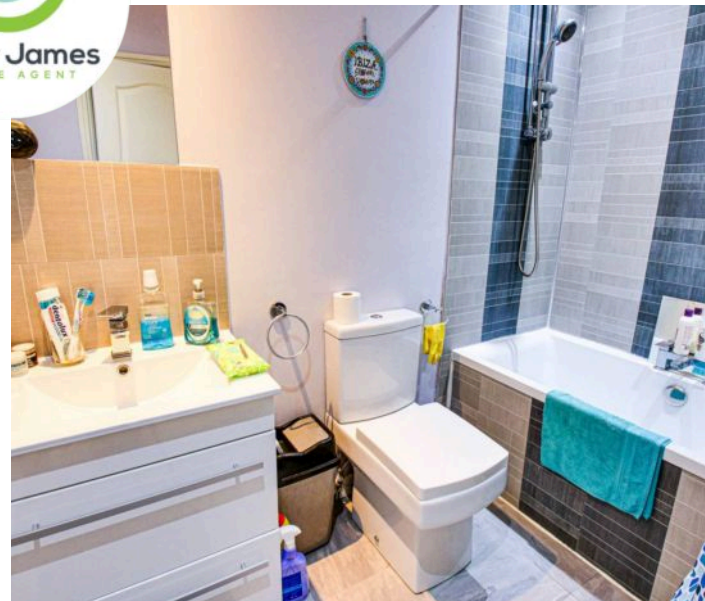
11' 10" x 9' 10" (3.60m x 3.00m)

Rear facing upvc double glazed window, cupboard housing Worcester Boiler and radiator

### **Bathroom**

5' 11" x 7' 10" (1.80m x 2.40m)

Modern three piece suite, vanity sink, WC, bath with over shower, tiled walls and radiator.





## GARDEN

Patio Garden with Brick Shed.







Total Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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