



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER

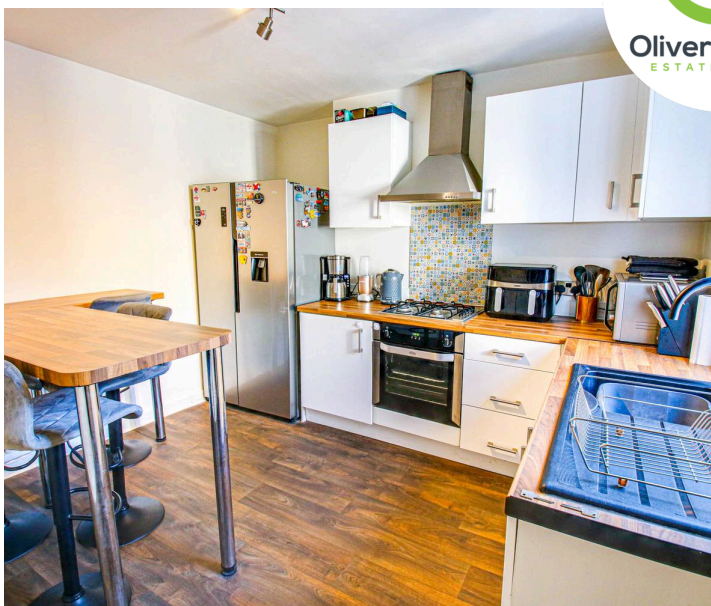
SCAN ME



BOOK A VIEWING

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10 Woods Road, Irlam
In Excess of **£190,000**



10 Woods Road

Irlam, Manchester

Charming 2-bed end of terrace cottage with cosy lounge, modern kitchen, two double bedrooms, and large patio garden. Private road location adds tranquillity and privacy. Ideal first home.

Council Tax band: A

Tenure: Leasehold

- Two Bedroom End Cottage Terrace
- Private Road
- Perfect first home
- Lounge with feature wood panel wall
- Modern Kitchen with breakfast bar area
- Downstairs Bathroom with modern suite
- Two double bedrooms
- Large Patio Garden
- Garden just off South West facing garden





Lounge

11' 10" x 14' 9" (3.60m x 4.50m)

Front facing upvc window, feature wood panel wall, laminate flooring and radiator.

Kitchen Diner

10' 10" x 13' 5" (3.30m x 4.10m)

Rear facing upvc window, fitted range of base and wall units, electric oven, gas hob, breakfast bar and downstairs storage area.

Downstairs Bathroom

5' 11" x 4' 11" (1.80m x 1.50m)

Rear facing upvc window, cubicle shower, vanity sink unit, WC and heated towel rail

Landing

Loft Access

Bedroom One

11' 10" x 14' 9" (3.60m x 4.50m)

Front facing upvc window, part wood panel wall, laminate flooring and radiator.

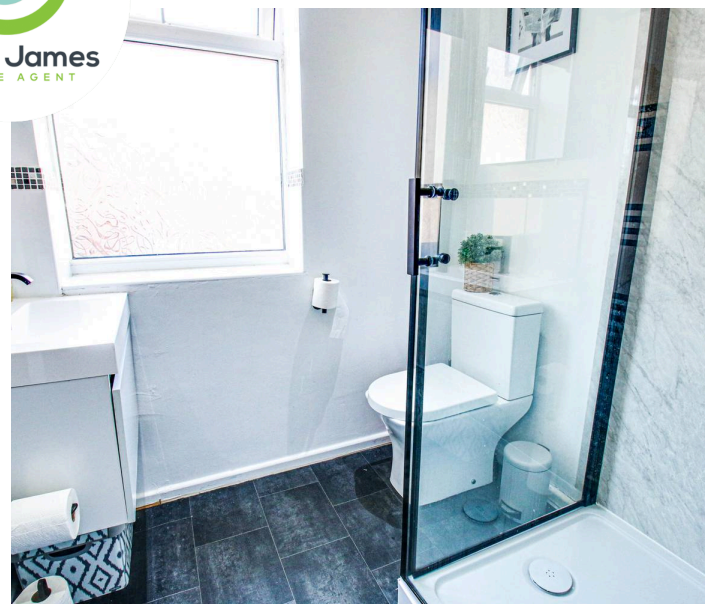
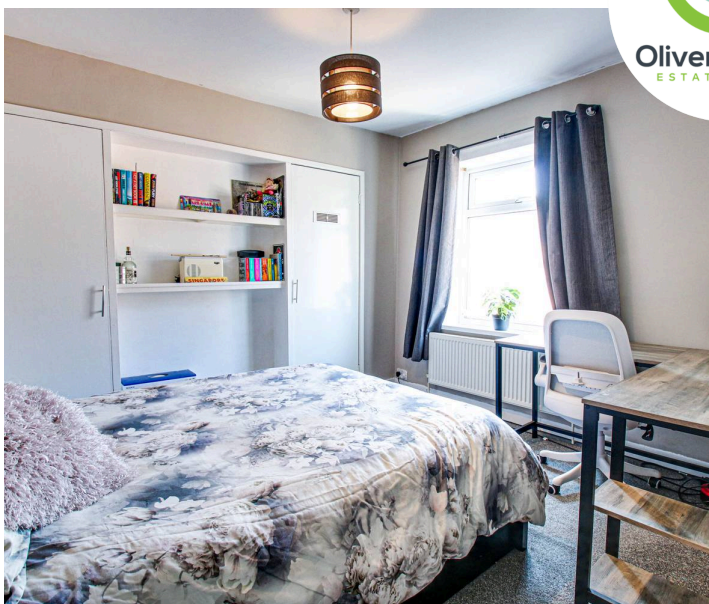
Bedroom Two

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

Rear facing upvc window, cupboard housing boiler and radiator.



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GARDEN

Large patio area, outside water tap and pergola seating area *there is a missing leaseholder for this property, so an indemnity insurance will be put in place by the sellers to cover you for this. *The road is private and any up keep is usually done by the people living on the Road, although the owners have never contributed to anything since they moved into the propert.

ON STREET

1 Parking Space

Private road





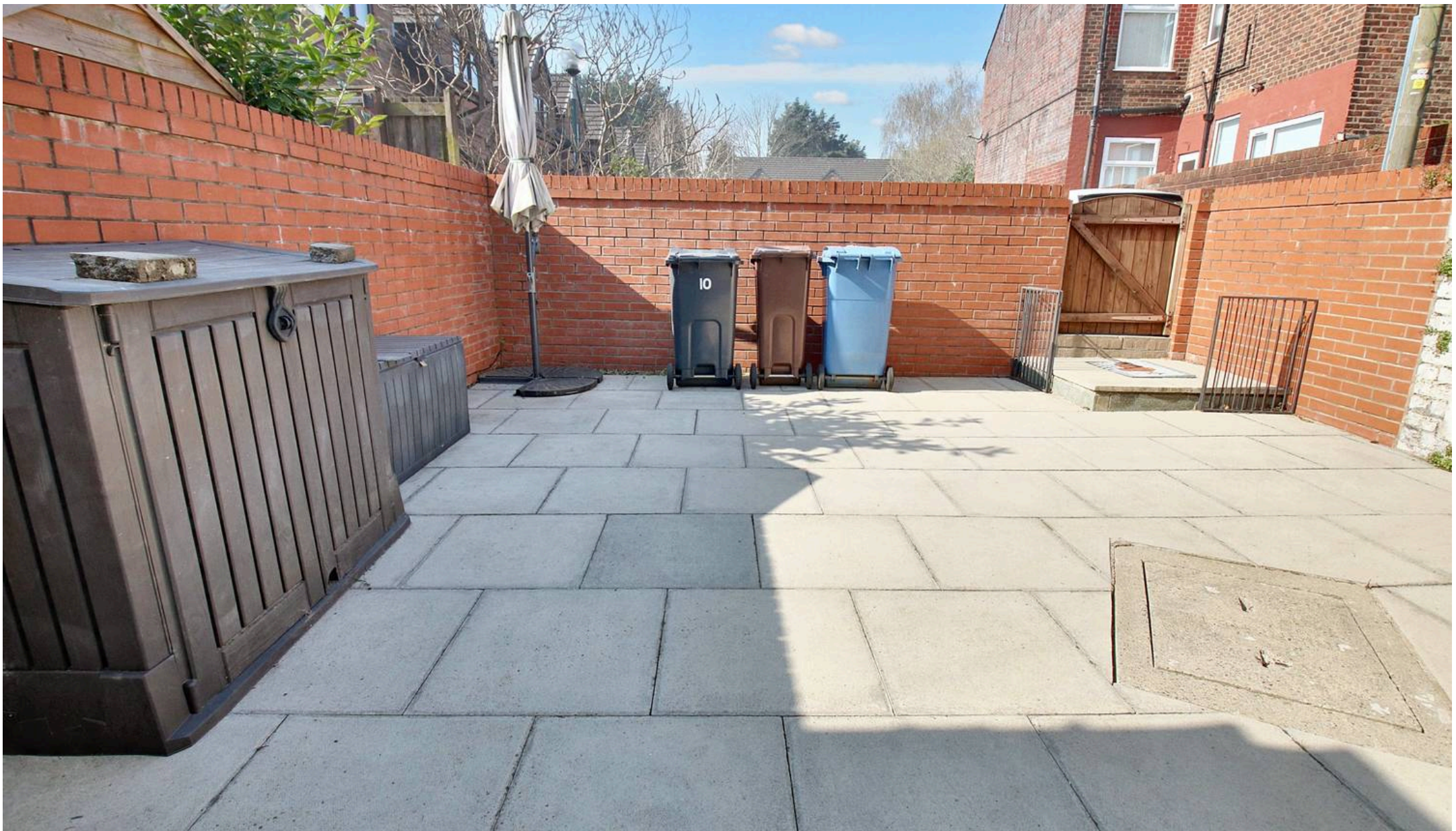
Total Area: 70.3 m² ... 757 ft²

All measurements are approximate and for display purposes only



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