



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024
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SILVER

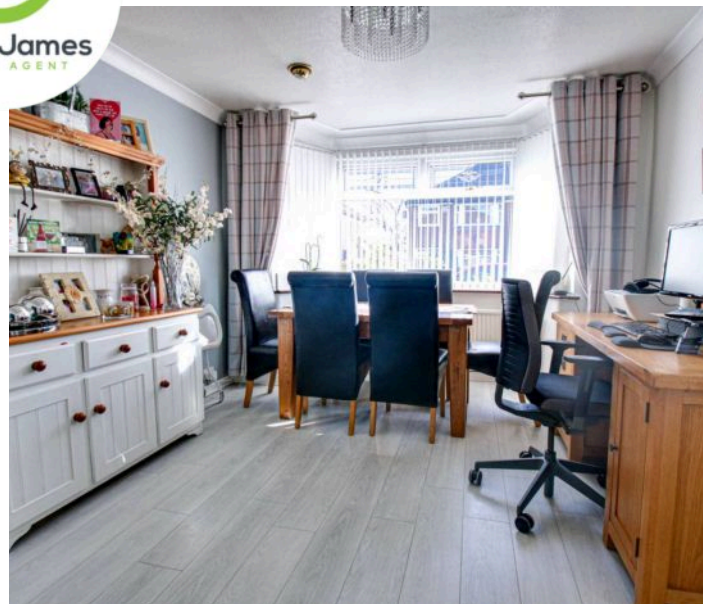
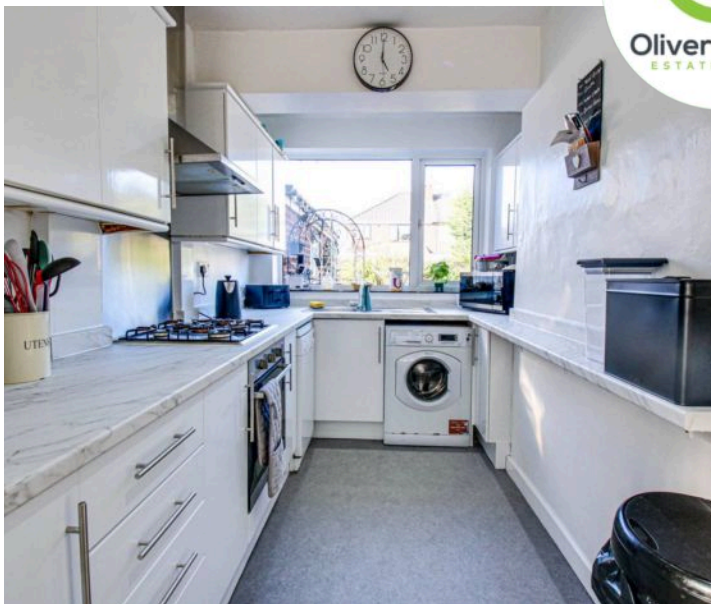
SCAN ME



BOOK A VIEWING

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Radford Drive, Irlam
£260,000



4 Radford Drive

Irlam, Manchester

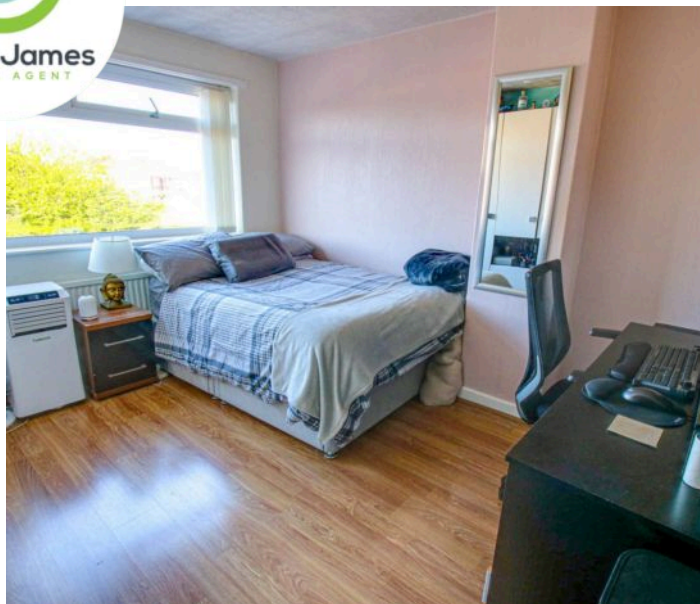
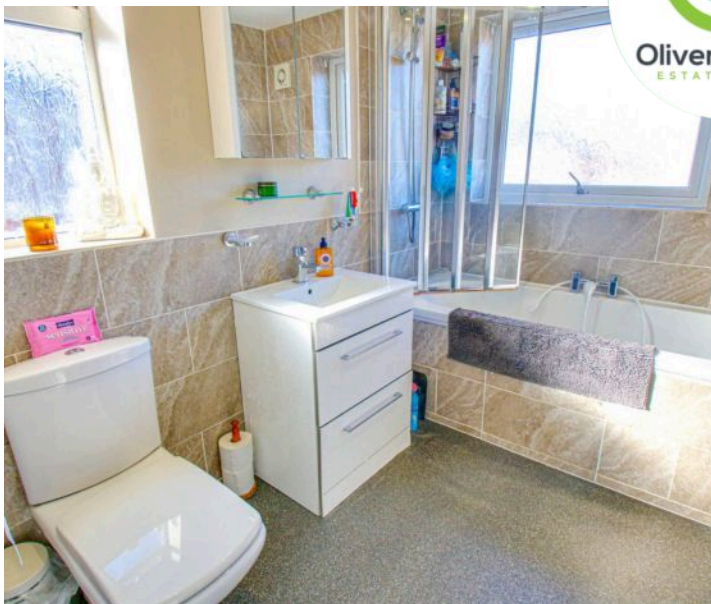
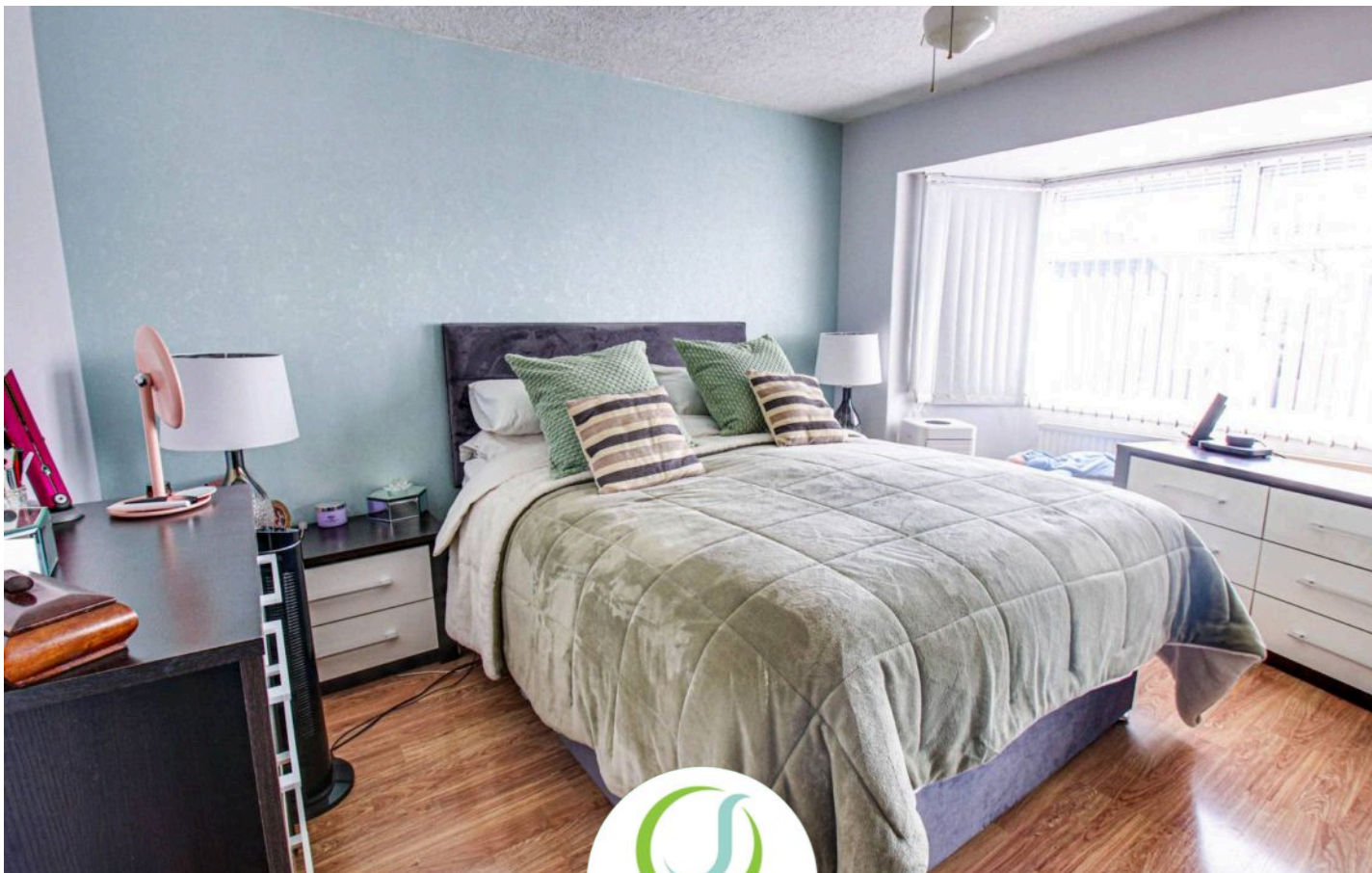
Welcome to this remarkable extended three-bedroom semi-detached home, situated in a tranquil cul-de-sac location. This property boasts a thoughtful layout, providing ample space for comfortable living and entertaining. As you step inside, you are greeted by a welcoming hallway that leads to the heart of the home. The lounge offers a cozy retreat, perfect for relaxation with its warm ambiance and plenty of natural light. Adjoining the lounge is a spacious dining room, ideal for hosting family meals or dinner parties with friends.

Council Tax band: TBD

Tenure: Leasehold

- Three Bedroom Semi Detached
- Rear Extension which has extended the kitchen and offers a small morning room to the rear of the lounge
- Cul-de-sac Location
- Two large reception rooms and one small
- Long spacious kitchen
- Two double bedrooms, one single
- Modern style bathroom suite
- Beautifully sized garden with patio seating area and lawn garden
- Detached Garage
- Driveway to the front and side of the property





Lounge

16' 1" x 10' 6" (4.90m x 3.20m)

Rear facing patio doors, laminate flooring, inset gas living flame fire and radiator.

Dining Room

11' 2" x 13' 9" (3.40m x 4.20m)

Front facing upvc double glazed bay window, laminate flooring, coving and radiator

Sun Lounge

4' 7" x 7' 10" (1.40m x 2.40m)

Extended Sun Lounge area, patio doors

Kitchen

15' 9" x 5' 11" (4.80m x 1.80m)

Rear facing upvc double glazed window, fitted range of base and wall units, bowl and half sink unit, electric oven and four ring hob, plumbed for washer and under stairs cupboard.

Landing

Side facing upvc double glazed window

Bedroom One

11' 10" x 10' 10" (3.60m x 3.30m)

Front facing upvc double glazed window, laminate flooring and radiator

Bedroom Two

12' 6" x 10' 10" (3.80m x 3.30m)

Rear facing upvc double glazed window, laminate flooring and radiator.

Bedroom Three

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

Front facing upvc double glazed window, fitted wardrobes, laminate flooring and radiator.

Bathroom

Rear and side facing upvc double glazed window, three piece suite comprising of low flush wc, pedestal wash basin, panel bath, over bath shower, splash back tiling and heated towel rail.

GARDEN

Driveway to the front, side driveway leading to detached garage, to the rear is a lawn garden with patio seating areas.

GARAGE

Single Garage

Detached Garage

DRIVEWAY

4 Parking Spaces

Patio driveway to the front and side of the property.





All measurements, designs and colours are approximate and for display purposes only

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Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

