



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
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SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**  
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Cromwell Road, Irlam

In Excess of £285,000





## 35 Cromwell Road

Irlam, Manchester

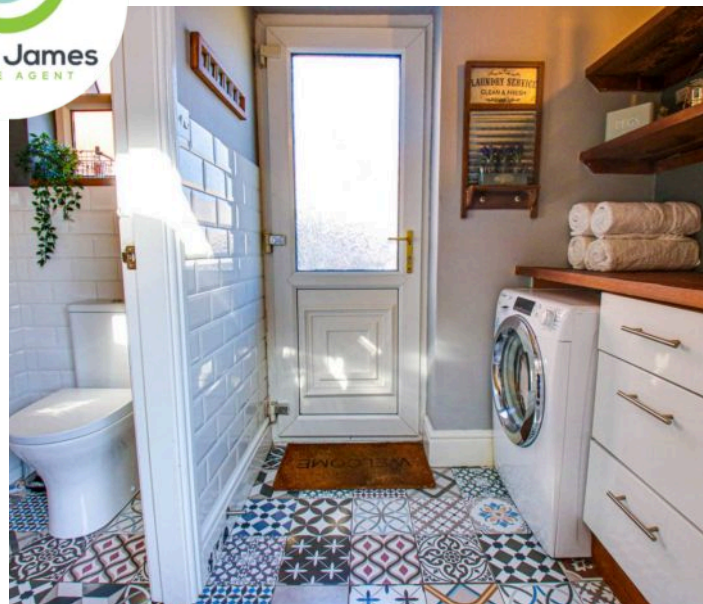
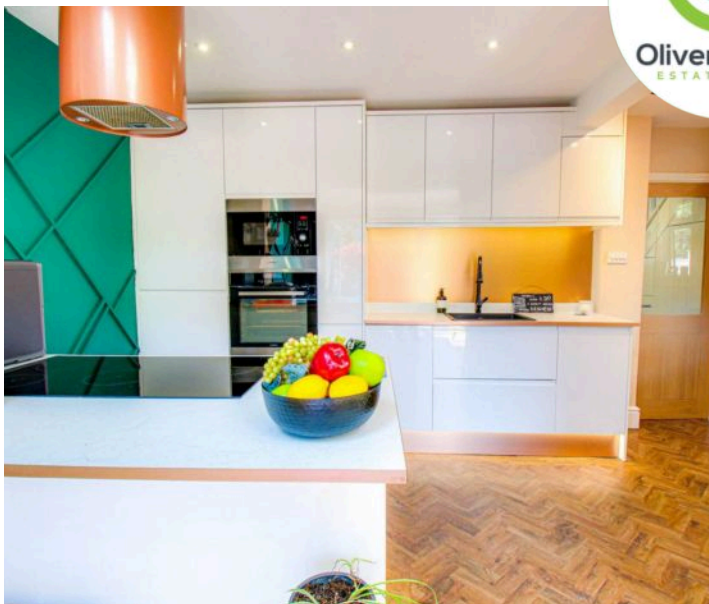
A Home That Hits All the Right Notes – 3 Bed Extended Semi with Garden Bar 'Drinkin Park' This beautifully extended and interior-designed three-bedroom semi-detached home is perfectly placed just 0.2 miles from Irlam train station, offering both style and convenience in equal measure. Every inch of this home has been curated with care, combining modern functionality with creative flair.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Extended Semi Detached
- Interior-designed throughout with attention to every detail
- Just 0.2 miles to Irlam train station—commuter friendly
- Herringbone LVT flooring throughout the ground floor
- Modern kitchen with brass fittings & integrated appliances
- Bi-folding doors leading to stylish, low-maintenance garden with Decked seating area with glass balustrades and artificial grass garden
- 'Drinkin Park' – outdoor office/bar with power & personality
- Two Double Bedrooms, One Single
- Modern Bathroom Suite with Rain fall shower
- EV charging and driveway for three cars





### Hallway

Front facing Composite front door and upvc window, LVT herringbone styled flooring, half panel walls, under-stairs storage solution with drawers and radiator.

### Lounge

14' 9" x 11' 6" (4.50m x 3.50m)

Front facing upvc window, acoustic wall panelling to chimney, LVT Herringbone styled flooring and radiator.

### Kitchen

9' 6" x 7' 7" (2.90m x 2.30m)

Modern range of white gloss base and wall units with under counter lighting, integral fridge, freezer, dishwasher, oven, microwave and Induction hob, modern over hob extractor hood with a brass finish, LVT Herringbone styled flooring and feature geo wood panel strips.

### Dining Room

8' 6" x 7' 7" (2.60m x 2.30m)

Side facing upvc window, white gloss cupboard housing Combi boiler (approx 2 years old) with wine rack, LVT Herringbone styled flooring, Anthracite modern radiator and fitted L Shape bench for seating

### Morning Room

11' 6" x 9' 2" (3.50m x 2.80m)

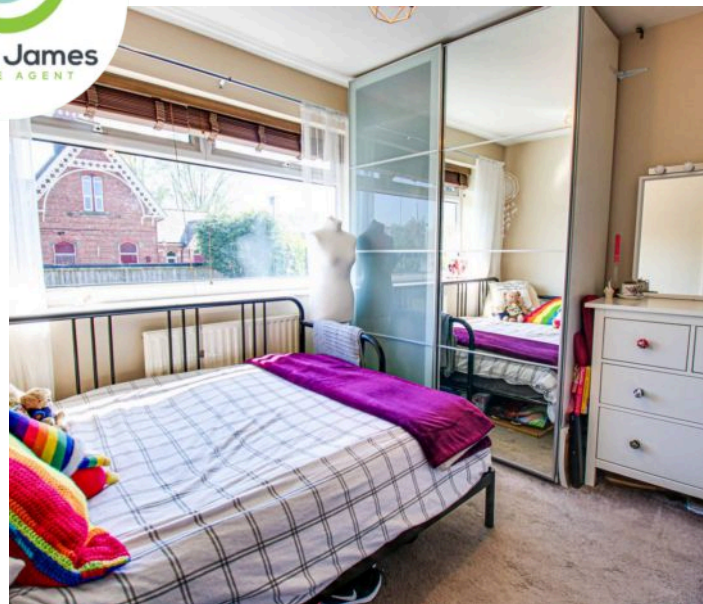
Rear facing Bi-Folding doors opening up onto the decked seating area of the garden, Geo wood panelling to one wall, two skylights, LVT herringbone styled flooring and Anthracite modern radiator.

### Utility Room

5' 7" x 5' 3" (1.70m x 1.60m)

Side facing upvc window, base unit, plumbed for washer and Encaustic style tiled floor





#### **Guest WC**

5' 3" x 3' 7" (1.60m x 1.10m)

Side facing upvc window, low flush WC, hand wash basin and Encaustic style tiled floor.

#### **Landing**

Side facing upvc window, part wood panel wall and loft access (Boarded, ladder and light)

#### **Bedroom One**

13' 1" x 10' 6" (4.00m x 3.20m)

Front facing upvc window and radiator.

#### **Bedroom Two**

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

Rear facing upvc window and radiator.

#### **Bedroom Three**

10' 2" x 7' 3" (3.10m x 2.20m)

Front facing upvc window and radiator.

#### **Bathroom**

5' 3" x 6' 11" (1.60m x 2.10m)

Rear facing upvc window, vanity sink unit, WC, walk in rain fall shower with, Herringbone styled tiled flooring and splash back wall.



## GARDEN

25' 3" x 39' 4" (7.7m x 12m)

Bi-folding doors onto composite decking area with glass balustrade, artificial grass, red maple tree, panel fences, side garden and storage area. \*Jacuzzi Hot Tub can be negotiated separately

## DRIVEWAY

3 Parking Spaces

Long driveway to the front and side of property. EV charger.

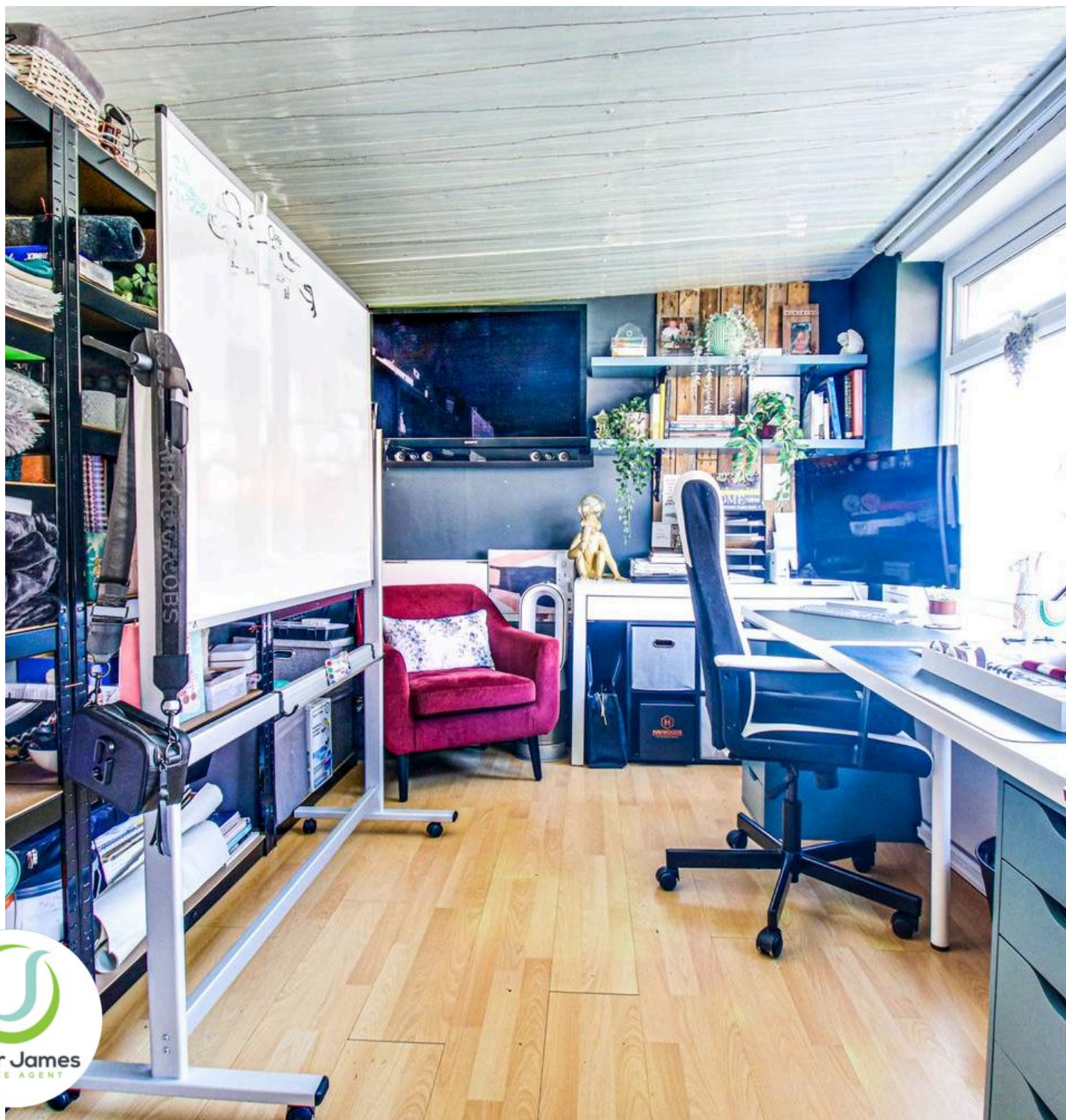




### Outdoor Office and Bar

9' 2" x 17' 5" (2.80m x 5.30m)

'Drinkin Park' Front facing upvc window and door, fully fitted room with laminate flooring, bar area, upvc panel ceiling, light and power.





All measurements are approximate and for display purposes only



Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>

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