



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 Elsinore Avenue, Irlam**

Offers in Region of **£215,000**





## 10 Elsinore Avenue

Irlam, Manchester

Delightful 3-bed semi-detached house with rear kitchen extension, 2 reception rooms, fitted wardrobes, large garden, and ample parking. A charming home in sought-after location with well-appointed outdoor space perfect for relaxation and entertaining.

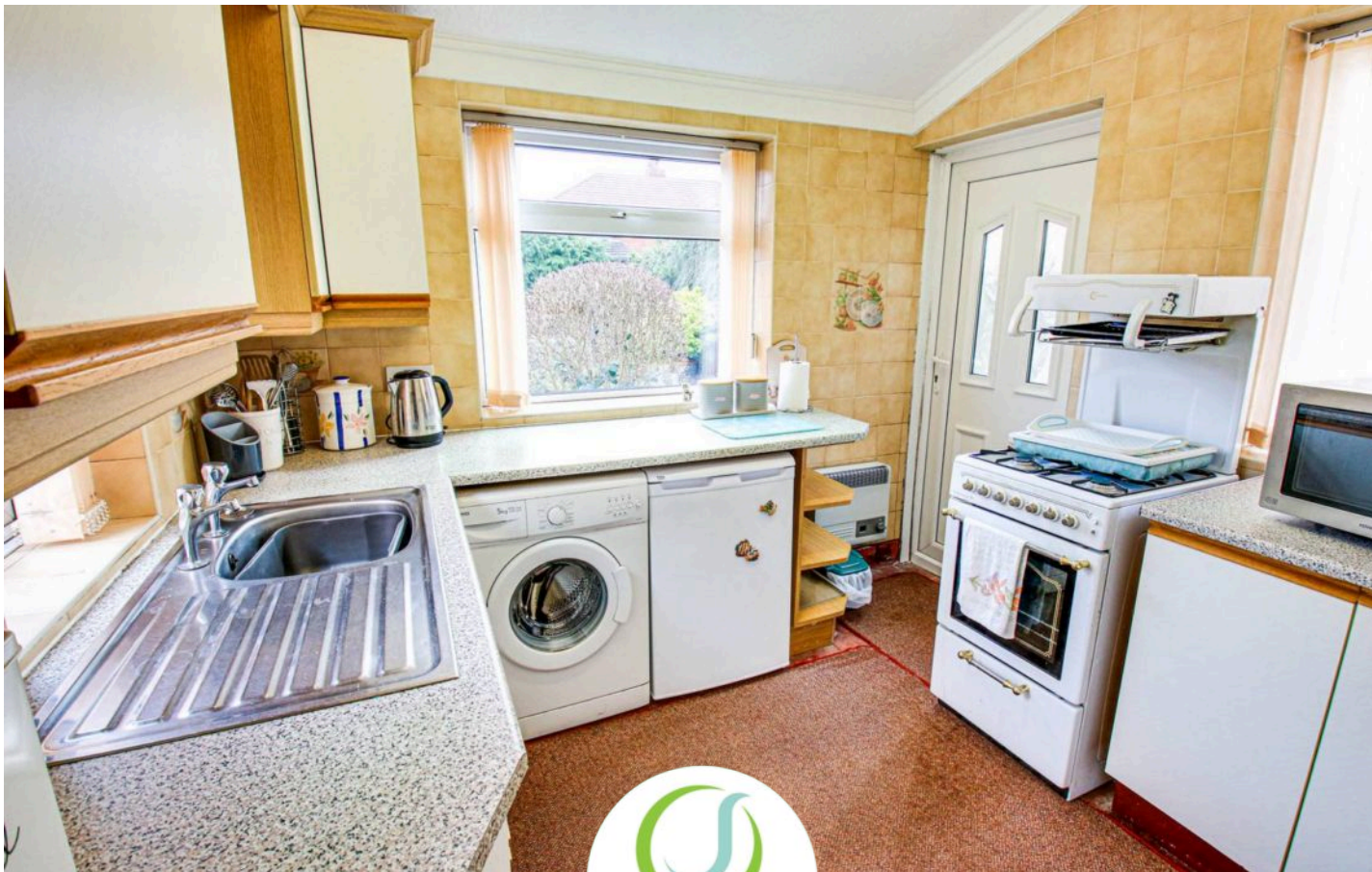
Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Rear Extension to Kitchen
- Two Reception Rooms
- Two Double Bedrooms with Fitted wardrobes
- Separate Bathroom and WC
- Large garden area with lawn and patio
- Freehold
- No Chain
- Side driveway for several cars







### Hallway

Radiator.

### Lounge

18' 1" x 11' 2" (5.50m x 3.40m)

Front and rear facing upvc windows, gas fire and radiator.

### Dining Room

8' 10" x 11' 10" (2.70m x 3.60m)

Side facing upvc window and radiator.

### Kitchen

9' 2" x 7' 7" (2.80m x 2.30m)

Rear and side facing upvc window, fitted range of base and wall units, plumbed for washer and stainless steel sink.

### Landing

Front facing upvc window.

### Bedroom One

10' 10" x 98' 5" (3.30m x 30.00m)

Rear facing upvc window, fitted wardrobes and radiator.

### Bedroom Two

10' 10" x 6' 7" (3.30m x 2.00m)

Front facing upvc window, fitted wardrobes and radiator.

### Bedroom Three

8' 10" x 6' 11" (2.70m x 2.10m)

Rear facing upvc window, wall mounted worcester boiler and radiator.

### Bathroom

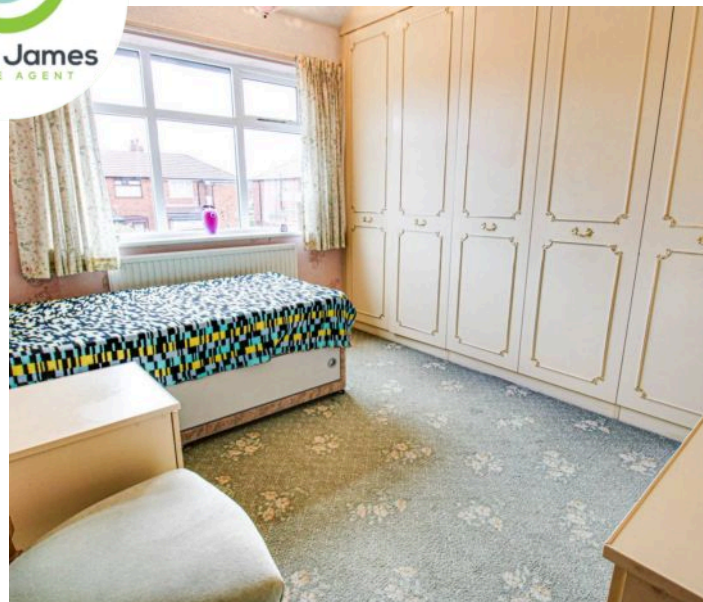
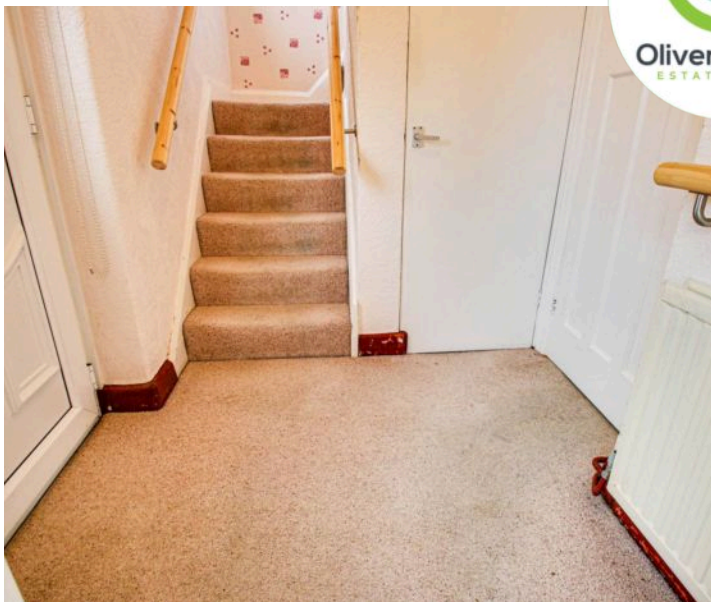
5' 7" x 5' 7" (1.70m x 1.70m)

Side facing upvc window, panel bath, over bath shower, WC, tiled walls and radiator.

### WC

2' 11" x 3' 11" (0.90m x 1.20m)

Front facing window, WC and tiled walls.





## GARDEN

Patio, Lawn, Shed and outside water tap.

## DRIVEWAY

3 Parking Spaces







Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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