



Oliver James  
ESTATE AGENT

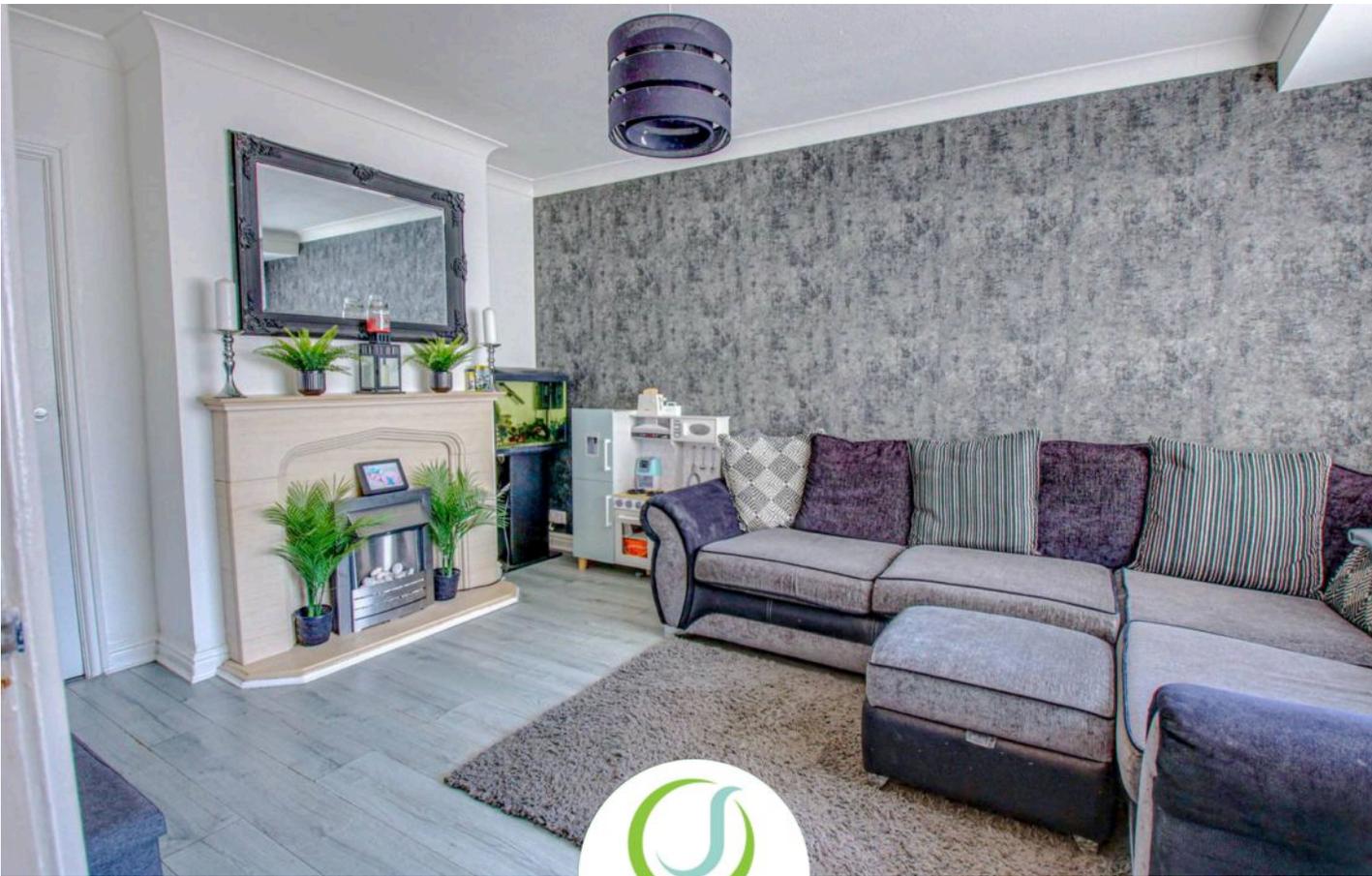


The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**



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**Harewood Road, Irlam**  
Offers in Region of **£235,000**



## 51 Harewood Road

Irlam, Manchester

Stylish 3-bed semi-detached house with modern design, laminate flooring, spacious kitchen diner, elegant bathroom, and tranquil garden in a peaceful cul-de-sac location. Perfect for family living and entertaining outdoors.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Modern Lounge Decor with Laminate flooring
- Spacious Kitchen Diner
- Two double bedrooms, one single
- Bathroom Suite with Cream Tiling
- Perfect size garden with lawn and patio
- Cul-De-Sac Location





### Hallway

Tiled Floor. Side-Facing UPVC Window, Radiator.

### Lounge

12' 2" x 12' 6" (3.70m x 3.80m)

Front-facing UPVC Windows, Laminate Flooring, Coving and radiator.

### Kitchen/Diner

8' 10" x 15' 5" (2.70m x 4.70m)

Rear-Facing UPVC Window and patio, Base and Wall Units, Stainless Steel Sink Drainer Unit, Wall-Mounted Worcester Boiler, Plumbing for Washing Machine and Radiator.

### Landing

Side-Facing UPVC Window, Loft-Access with Ladder Boarded.

### Bedroom 1

8' 10" x 12' 6" (2.70m x 3.80m)

Front-Facing UPVC Window and Radiator.

### Bedroom 2

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

Rear-Facing UPVC Window, Laminate Flooring and radiator.

### Bedroom 3

5' 11" x 8' 6" (1.80m x 2.60m)

Front-Facing UPVC Window and Radiator.

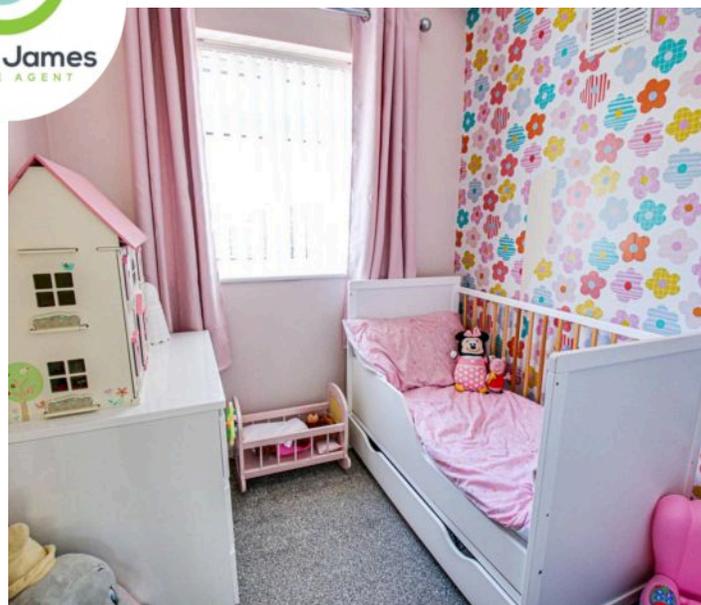
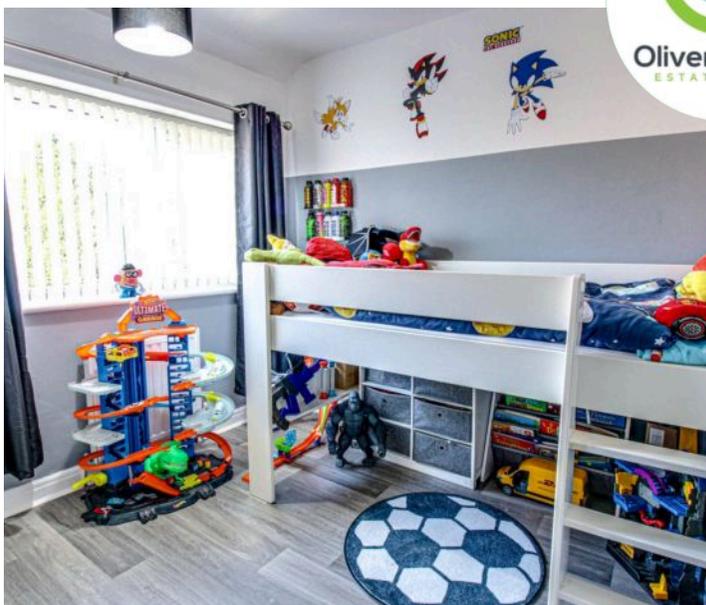
### Bathroom

5' 11" x 5' 3" (1.80m x 1.60m)

Rear-Facing UPVC Window, 3 Piece suite, comprising of panelled bath, tiled with over-head shower, W.C. and hand-wash basin. Radiator.



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**GARDEN**

Garden to the rear of the property with lawn and patio space.

**DRIVEWAY**

2 Parking Spaces





Total Area: 63.6 m<sup>2</sup> ... 684 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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ESTABLISHED AGENT



**Oliver James**

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