



Oliver James  
ESTATE AGENT

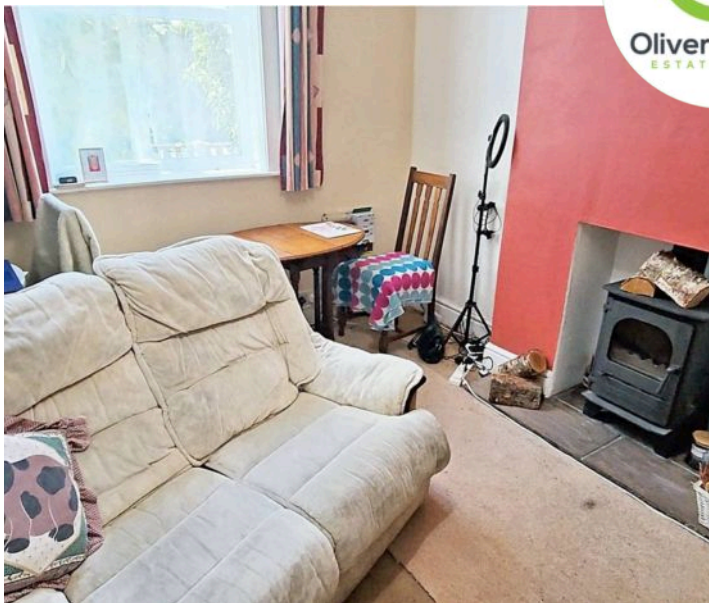
The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**



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**April Cottage, Silver Street, Irlam**  
**£170,000**





## April Cottage, Silver Street

Irlam, Manchester

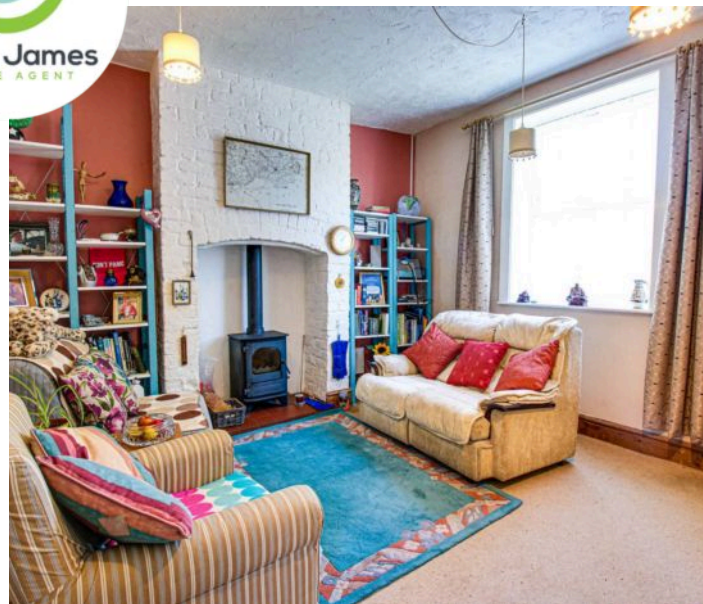
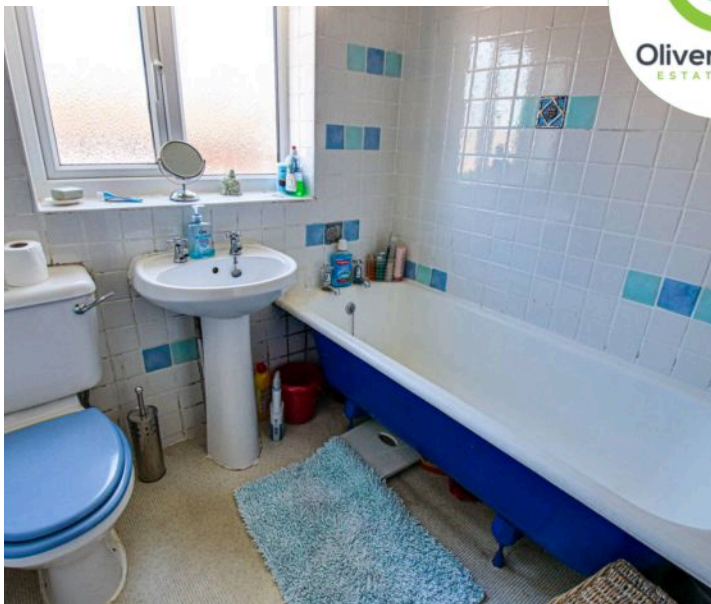
Historic 2-bed 'April Cottage' on popular street near amenities. 2 reception rooms, 4.8m kitchen, 2 double bedrooms, rear yard, and driveway. Full modernisation potential. Ideal blank canvas. Council Tax band: A

Tenure: Freehold

- Two Bedroom Detached Home
- Named 'April Cottage'
- In need of full modernisation
- Two Reception Rooms
- Long Kitchen approx 4.8m
- Two Double Bedrooms
- Small Yard to the rear
- Driveway for one car
- Freehold







## Hallway

## Lounge

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

Front facing upvc window, log burner and radiator.

## Dining Room

9' 10" x 11' 10" (3.00m x 3.60m)

Front facing upvc window, log burner and radiator.

## Kitchen

6' 3" x 15' 9" (1.90m x 4.80m)

Two rear facing upvc windows, fitted range of base and wall units, wall mounted boiler, electric oven and hob.

## Landing

## Bedroom One

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

Front facing upvc window and radiator.

## Bedroom Two

9' 10" x 11' 10" (3.00m x 3.60m)

Front facing upvc window and radiator.

## Bathroom

5' 11" x 6' 7" (1.80m x 2.00m)

Rear facing upvc window and three piece bathroom suite.



#### GARDEN

Rear yard area with flowers.

#### DRIVEWAY

1 Parking Space

Driveway to the side of the property.





Total Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only





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