



Oliver James
ESTATE AGENT

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

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

Halstead Drive, Irlam

In Excess of **£250,000**



14 Halstead Drive

Irlam, Manchester

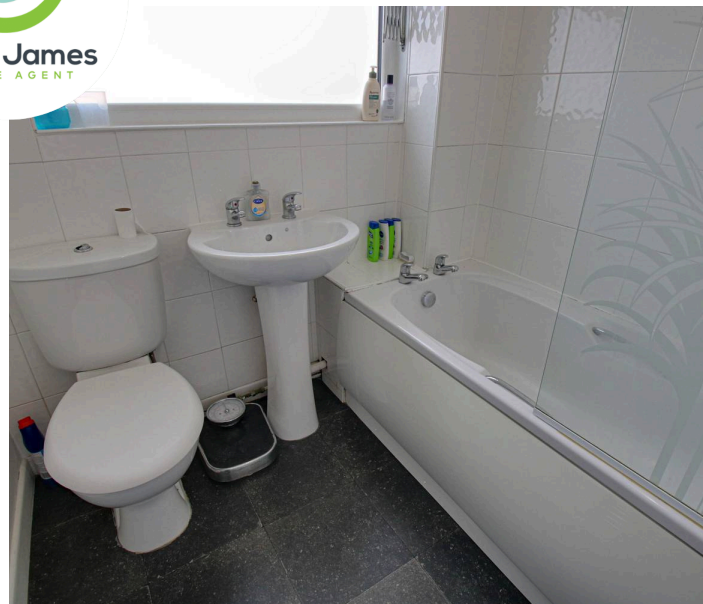
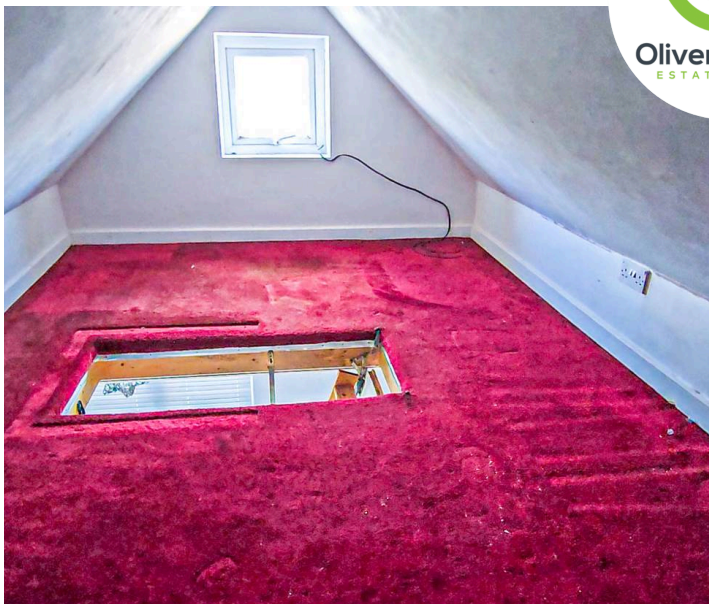
Charming 3-bed semi-detached house with cosy extension, 2 reception rooms, sunlit loft room, well-maintained garden with patio, driveway, and freehold status - a gem for family living and entertaining.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi Detached
- Side Extension of 4.7m
- Two large reception rooms
- Two Double Bedrooms, One Single
- Loft Room
- Lawn garden with patio
- Driveway for two cars
- Freehold





Hallway

Front facing upvc door and laminate flooring

Lounge

14' 5" x 15' 9" (4.40m x 4.80m)

Front facing upvc window, laminate flooring and radiator.

Dining Room

7' 10" x 14' 5" (2.40m x 4.40m)

Rear facing upvc french doors, laminate flooring and radiator.

Kitchen

15' 5" x 5' 11" (4.70m x 1.80m)

Front facing upvc door, rear facing upvc window, fitted range of base and wall units, electric oven, hob, laminate flooring and radiator.

Landing

Side facing upvc window, ladders to the loft room.

Bedroom One

8' 2" x 13' 9" (2.50m x 4.20m)

Front facing upvc window and radiator.

Bedroom Two

8' 2" x 9' 10" (2.50m x 3.00m)

Rear facing upvc window and radiator.

Bedroom Three

5' 11" x 9' 2" (1.80m x 2.80m)

Front facing upvc window and radiator.

Bathroom

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

Rear facing upvc window, three piece suite, tiled walls and heated towel rail.

Loft Room

7' 10" x 15' 1" (2.40m x 4.60m)

Side facing upvc window, carpet and decor.

GARDEN

Patio, and lawn garden

DRIVEWAY

2 Parking Spaces



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Total Area: 87.3 m² ... 939 ft²

All measurements 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

