



Oliver James  
ESTATE AGENT

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

SCAN ME



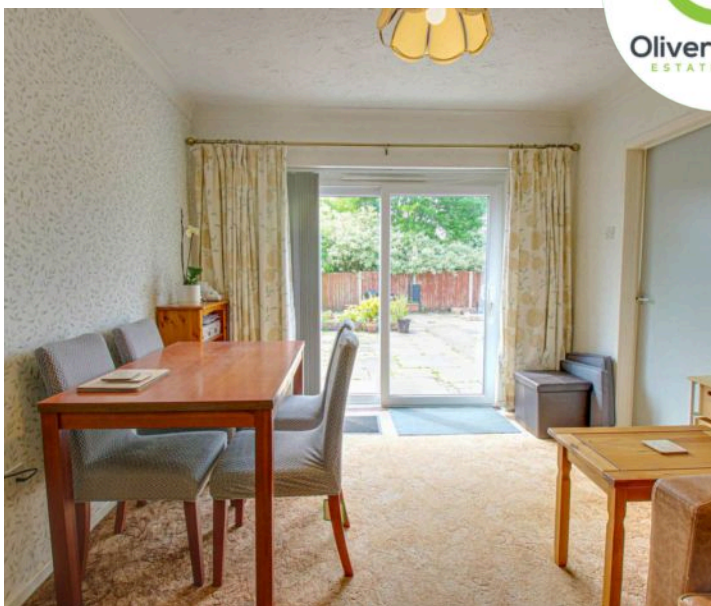
BOOK A VIEWING

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Woodlands Avenue, Irlam

In Excess of £250,000





## 2 Woodlands Avenue

Irlam, Manchester

Inviting 2-bed semi-detached bungalow with rear extension, spacious lounge & kitchen, ample parking, garage, and sunny patio garden. Freehold property full of charm & possibilities. Create your dream lifestyle here.

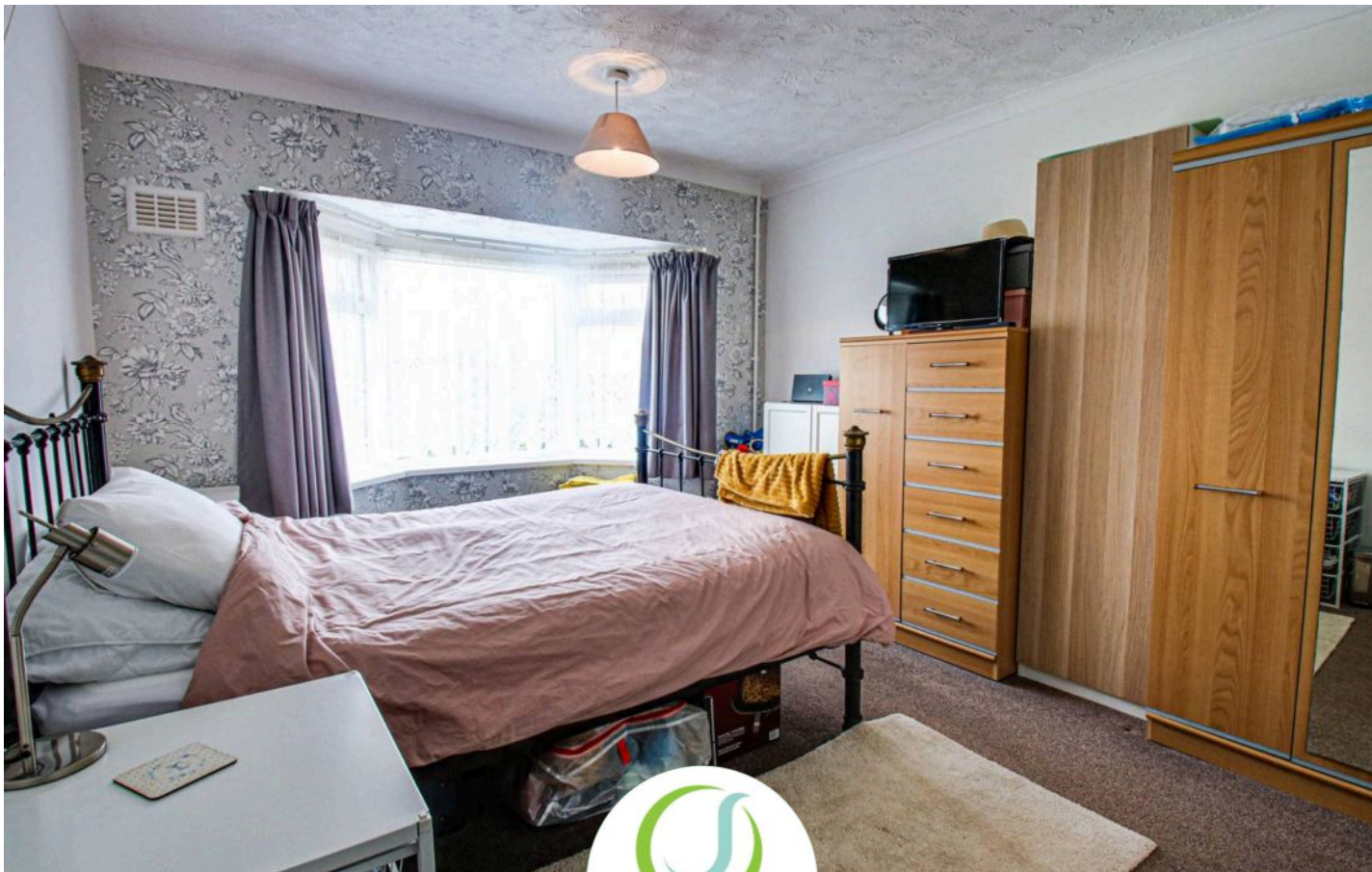
Council Tax band: C

Tenure: Freehold

- Two Bedroom Semi Detached Bungalow
- Rear extension to Lounge and Kitchen
- Lounge and Diner measuring an impressive 6.5 metres
- Large double main bedroom and 2nd is a small double
- Detached Garage
- Long driveway for several cars
- Low maintenance patio garden
- South West facing garden
- Freehold







### Hallway

Side facing upvc door, radiator, loft access (part boarded with ladder)

### Lounge Diner

21' 4" x 10' 10" (6.50m x 3.30m)

Rear facing patio doors, inset to chimney fire and radiator.

### Kitchen

15' 1" x 8' 6" (4.60m x 2.60m)

Side facing upvc window, fitted range of base and wall units, plumbed for washer and cupboard housing Vaillant Boiler (approx 2017).

### Bedroom One

12' 2" x 10' 10" (3.70m x 3.30m)

Front facing upvc window, coving and radiator. Room measures approx 4.5m into the bay

### Bedroom Two

8' 6" x 8' 10" (2.60m x 2.70m)

Front facing upvc window and radiator.

### Bathroom

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

Side facing upvc window, panel bath with over shower, wash basin, WC, splash back tiling and heated towel rail.





#### **GARDEN**

Large patio area, with small lawn strip and flower border.

#### **GARAGE**

Single Garage

Side facing window and door, power and up/over door.  
2.7m x 5.4m

#### **DRIVEWAY**

4 Parking Spaces





Total Area: 78.5 m<sup>2</sup> ... 845 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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