



Oliver James
ESTATE AGENT



The Negotiator
March 2020

REGIONAL AGENCY
OF 500 YESS
NORTH WEST
& NORTH WEST

SILVER

SCAN ME



BOOK A VIEWING

 **Oliver James**
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125 Fiddlers Lane, Irlam
£265,000



125 Fiddlers Lane

Irlam, Manchester

Beautifully presented 3-bed semi with open plan living, modern kitchen, landscaped garden, pergolas, garden room, stylish bathroom, and access to Irlam Moss. Ideal for families and entertaining.

Council Tax band: A

Tenure: Leasehold

- Three Bedroom Semi Detached
- Elegant wooden flooring in Lounge/Dining Room
- Modern kitchen with marble effect countertops and integrated appliances
- Multiple outdoor seating areas with pergola and decorative lighting
- Stylish modern bathroom with heated towel rail and black tiling
- Open plan living and dining area
- Large bay windows and plentiful natural light
- Open Aspect Views to the side of the property
- Spacious landscaped garden
- Located close to Irlam Moss, ideal for keen ramblers





Lounge / diner
20' 10" x 11' 1" (6.34m x 3.38m)

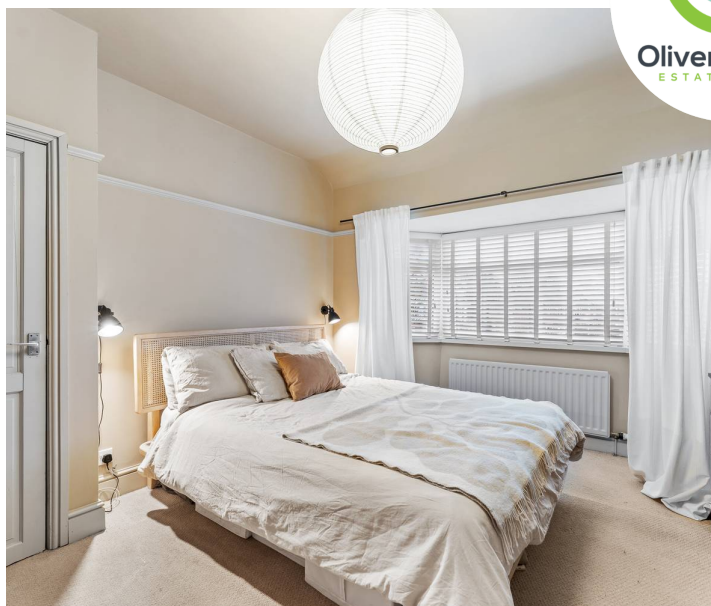
Kitchen
9' 11" x 7' 3" (3.02m x 2.20m)

Bedroom 1
9' 2" x 11' 0" (2.80m x 3.36m)

Bedroom 2
11' 1" x 11' 0" (3.38m x 3.36m)

Bathroom
7' 5" x 7' 4" (2.25m x 2.24m)

Landing
7' 3" x 7' 4" (2.20m x 2.24m)

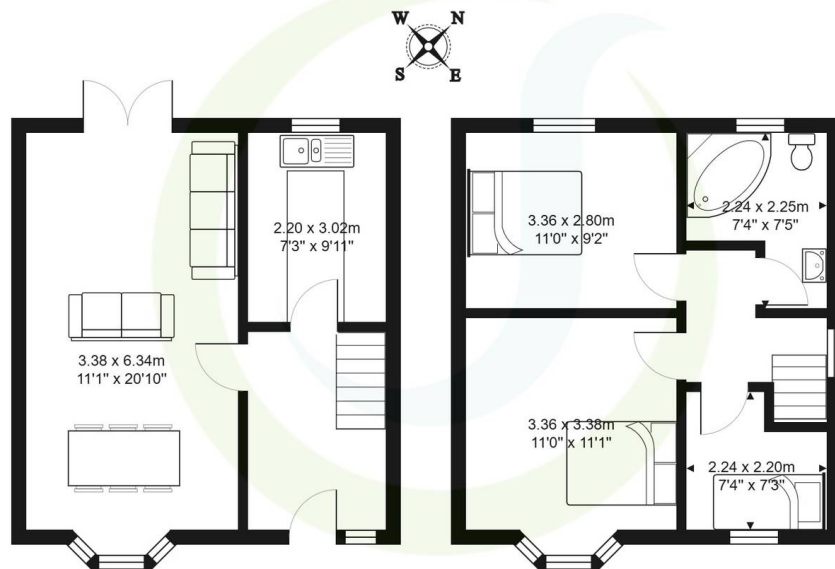


GARDEN

DRIVEWAY

2 Parking Spaces





Total Area: 73.8 m² ... 794 ft²

All measurements are approximate and for display purposes only

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