



Oliver James  
ESTATE AGENT

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

SILVER

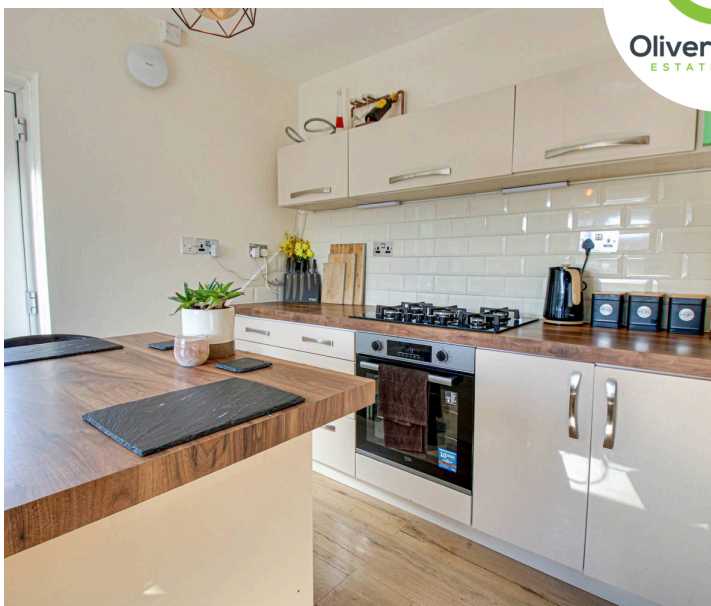
SCAN ME



BOOK A VIEWING

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Linnet Drive, Irlam  
£210,000



## 16 Linnet Drive

Irlam, Manchester

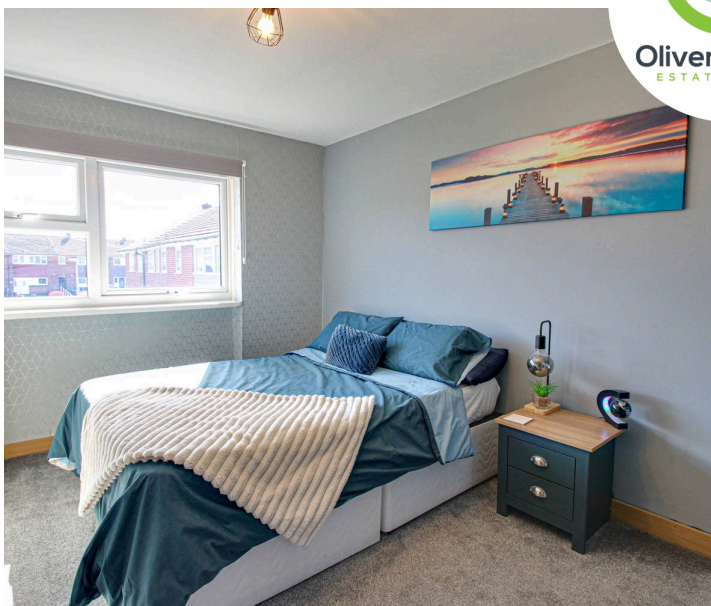
Beautifully updated 2-bed end terrace with loft room on a generous corner plot. Stylish décor, modern kitchen, spacious gardens, log burner, and no onward chain. Ideal for families or home office.

Council Tax band: A

Tenure: Freehold

- Two Bedroom End Terrace
- Loft Room via stairway fully decorated with skylight
- Corner Plot offering expansive side and rear gardens
- Stunning Decor throughout
- Beautiful Lounge Diner Room with Log Burner and access to garden
- Modern Kitchen
- Two Double Bedrooms
- Large Side Lawn, Rear Lawn and Wood Decking Seating Area
- Freehold and No Chain





**Hallway**  
Radiator.

**Lounge Diner**

11' 2" x 14' 9" (3.40m x 4.50m)  
Rear facing upvc double glazed window, Inset Log Burner, Laminate flooring and radiator.

**Kitchen**

8' 6" x 11' 10" (2.60m x 3.60m)  
Front facing upvc double glazed window, fitted range of base and wall units, blow and half sink unit, electric oven and five ring gas hob, wine rack, over work surface tiling, Centre Island, laminate flooring and radiator.

**Landing**

Stairs to Loft Room

**Bedroom One**

10' 2" x 14' 9" (3.10m x 4.50m)  
Rear facing upvc double glazed window, inset wardrobe and radiator.

**Bedroom Two**

11' 10" x 8' 6" (3.60m x 2.60m)  
Front facing upvc double glazed window, laminate flooring and radiator.

**Bathroom**

Front facing upvc double glazed window, three piece suite comprising of low flush wc, panel bath and pedestal wash basin. Tiled floor and radiator.

**Loft Room**

10' 10" x 14' 9" (3.30m x 4.50m)  
Skylight, fully decorated, Vaillant Boiler and carpet.

## GARDEN

Corner Plot with Lawn Gardens to front, side and rear,  
Wood Decking Seating area.





All measurements, designs and colours are approximate and for display purposes only



Total Area: 77.8 m<sup>2</sup> ... 838 ft<sup>2</sup>

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## Oliver James

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