



Oliver James  
ESTATE AGENT

PROTECTOR WAY

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

SILVER

SCAN ME



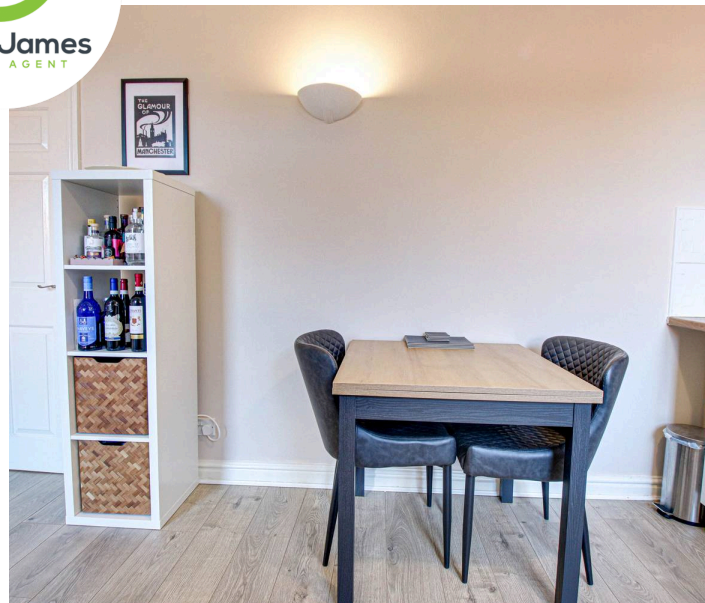
BOOK A VIEWING

 **Oliver James**  
ESTATE AGENT

1 Protector Way, Irlam  
£235,000



Oliver James  
ESTATE AGENT



# 1 Protector Way

Irlam, Manchester

Beautifully presented 2-bed cottage terrace with modern kitchen, spacious lounge, stylish bathroom, private patio, communal parking, and close to amenities. Move-in ready and low maintenance.

Council Tax band: TBD

- Two Bedroom Cottage Terrace
- Large Loft Space with, Stairway and Skylight. Ideal Conversion (Subject to consent)
- Kitchen and Diner with Plenty of Unit Space
- Two Double Bedrooms
- Newly Fitted Bathroom Suite with Anthracite Tiling
- Gated Entrance with Communal Parking
- Heatpump helping to reduce energy costs
- Private Paved Garden Area
- Close to Tesco and other local amenities
- Freehold





**Lounge**  
14' 6" x 13' 7" (4.42m x 4.14m)

**Kitchen**  
14' 6" x 9' 11" (4.42m x 3.02m)

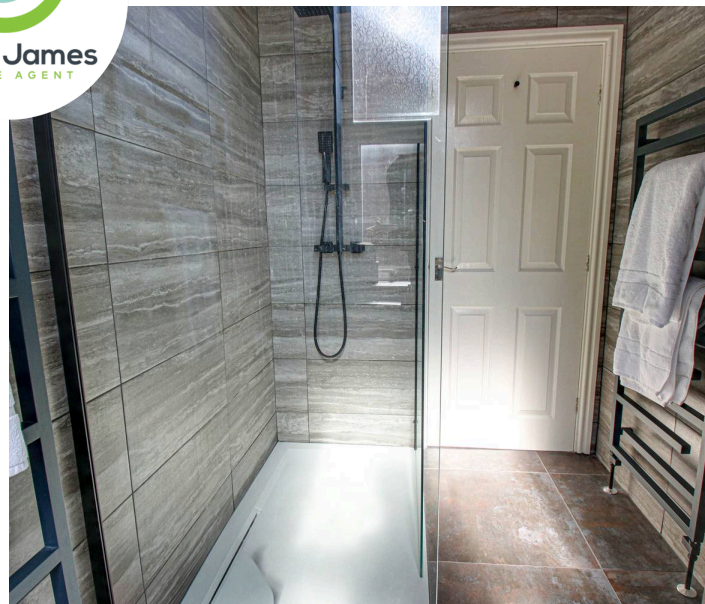
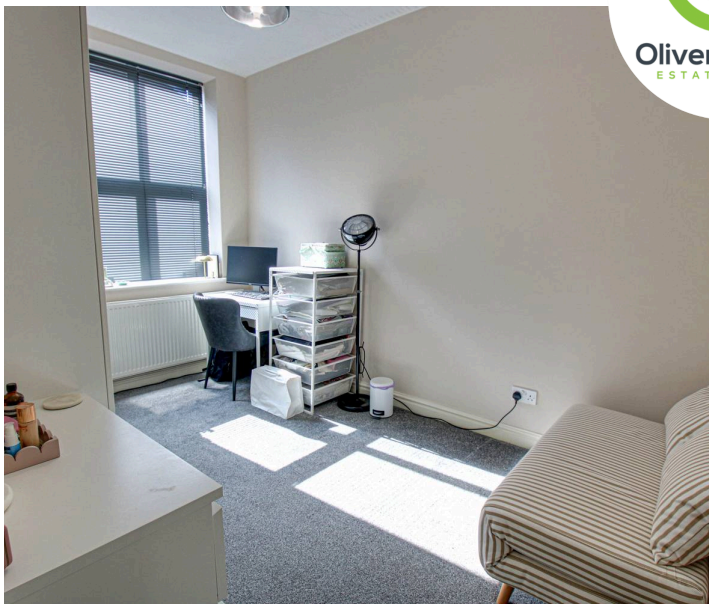
**Bedroom One**  
14' 10" x 9' 11" (4.52m x 3.02m)

**Bedroom Two**  
13' 7" x 9' 0" (4.14m x 2.74m)

**Bathroom**  
9' 2" x 5' 4" (2.80m x 1.62m)

**Loft Space**  
19' 11" x 14' 11" (6.06m x 4.54m)

**Landing**



GARDEN

OFF STREET

1 Parking Space





Oliver James  
ESTATE AGENT

Total Area: 111.7 m<sup>2</sup> ... 1203 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Oliver James**

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • [hello@oliverjames.co.uk](mailto:hello@oliverjames.co.uk) • [oliverjames.co.uk](http://oliverjames.co.uk)



 **Oliver James**  
ESTATE AGENT