



Oliver James  
ESTATE AGENT

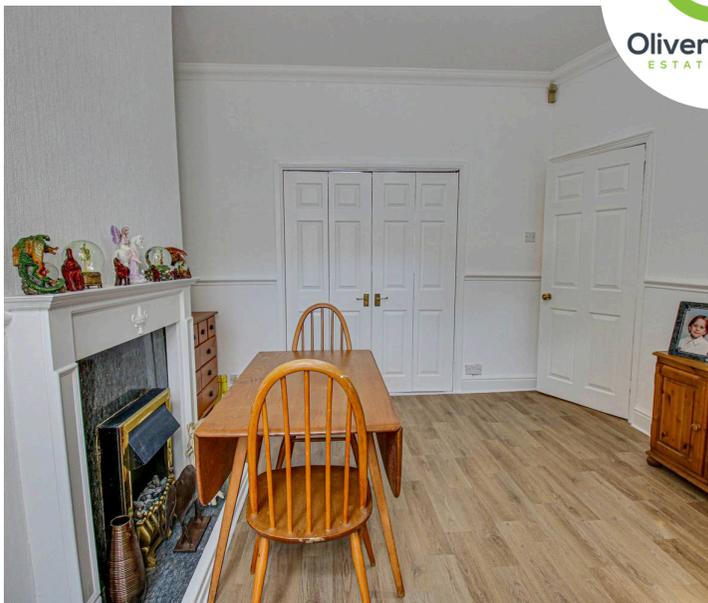


TheNegotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
SILVER



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**Alexandra Grove, Irlam**  
Offers in Region of **£240,000**



## Alexandra Grove

Irlam, Manchester

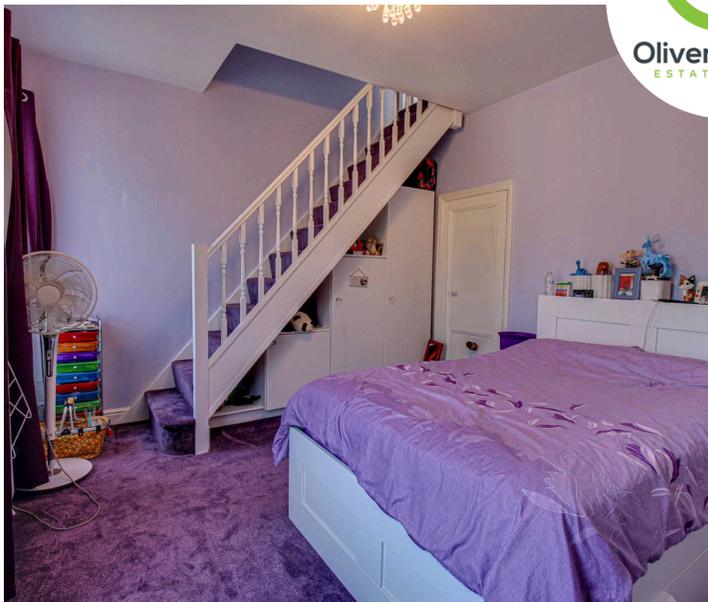
Charming 3 Bed Mid-Terraced House with loft room and bay front, offering versatile living spaces, ample kitchen, patio garden, and long 999-yr lease. Prime location near amenities. Traditional charm with modern comfort - a must-see!

Council Tax band: B

Tenure: Leasehold

- Three Bedroom Bay Fronted Home
- Loft Room, fixed stairs up to, three skylights and fully decorated.
- Two large reception rooms
- Kitchen is 4.6metres long
- Two double bedrooms and one single
- Low maintenance patio garden
- 999 Year leasehold
- Located just off Liverpool Road and close to amenities





### Hallway

Coving and radiator.

### Lounge

14' 9" x 10' 10" (4.50m x 3.30m)

Front facing upvc bay window, Louis Style surround fireplace, coving and radiator.

### Dining Room

15' 1" x 11' 10" (4.60m x 3.60m)

Rear facing upvc french doors, dado rails, coving and radiator. \*fireplace thought to be disconnected

### Kitchen

15' 1" x 8' 2" (4.60m x 2.50m)

Two side facing windows, side facing upvc door, fitted range of base and wall units, oven, electric hob, understairs cupboard and radiator.

### Landing

Loft access

### Bedroom One

11' 6" x 15' 1" (3.50m x 4.60m)

Two front facing upvc windows and radiator.

### Loft Room

13' 9" x 16' 9" (4.20m x 5.10m)

Three skylights and radiator.

### Bedroom Two

13' 1" x 9' 6" (4.00m x 2.90m)

Rear facing upvc window, laminate flooring and radiator.

### Bedroom Three

7' 10" x 7' 10" (2.40m x 2.40m)

Rear facing upvc window and radiator.

### Bathroom

5' 7" x 4' 11" (1.70m x 1.50m)

Side facing upvc window, panel bath, over bath shower, vanity sink unit, heated towel rail and tiled walls.

**GARDEN**

Flagged patio garden

**ON STREET**





Total Area: 122.9 m<sup>2</sup> ... 1323 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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