



Oliver James
ESTATE AGENT



SCAN ME

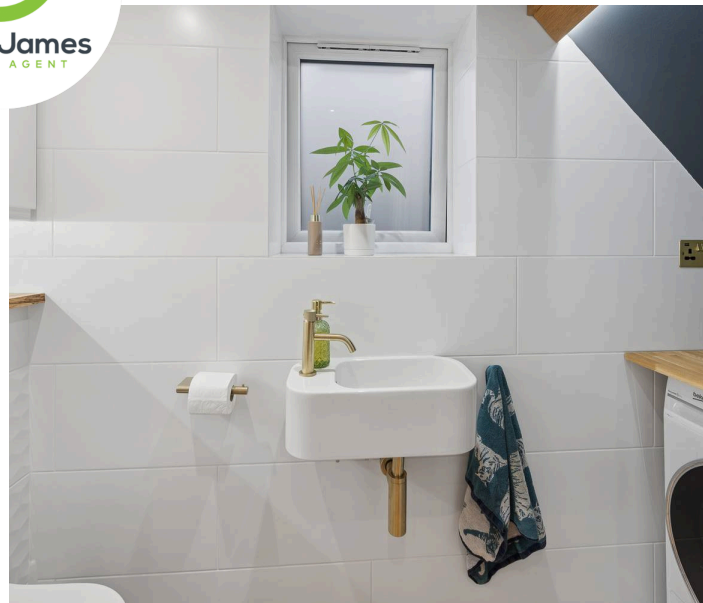


BOOK A VIEWING

 **Oliver James**
ESTATE AGENT

The Crescent, Irlam

Offers Over **£250,000**



80 The Crescent

Irlam, Manchester

Stylish 3-bed semi with bay front, modern kitchen, log burner, large garden, summerhouse, and driveway. Ideal for families or professionals. Great location for schools and transport. Council Tax band: A

Tenure: Freehold

- Three Bedroomm Bay Fronted Semi
- Beautiful Kerb Appeal, Rendered to the front with Black Upvc Windows and Resin Driveway
- Full of Character, Lounge with Exposed Brick Chimney and Log Burner
- Traditional but Modern Kitchen with Copper fixings, integral microwave, dishwasher and double blefast style sink
- Newly Fitted Modern Guest WC
- Main Bedroom with Wooden Flooring and Exposed Brick Chimney
- Bedroom Two, Double Size with wooden flooring and loft access. 3rd Bedroom is a good size single
- Bathroom with Vanity Sink and White Brick Style Tiling
- Large Garden Area with Artificial Grass and Patio Area
- Summerhouse with Double Glazing and power making an excellent work from home space



Lounge

17' 8" x 12' 8" (5.39m x 3.85m)

Kitchen

17' 8" x 8' 10" (5.39m x 2.69m)

WC

8' 9" x 2' 7" (2.66m x 0.79m)

Bedroom Onr

13' 7" x 10' 9" (4.15m x 3.28m)

Bedroom Two

9' 0" x 8' 8" (2.75m x 2.64m)

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.10m)

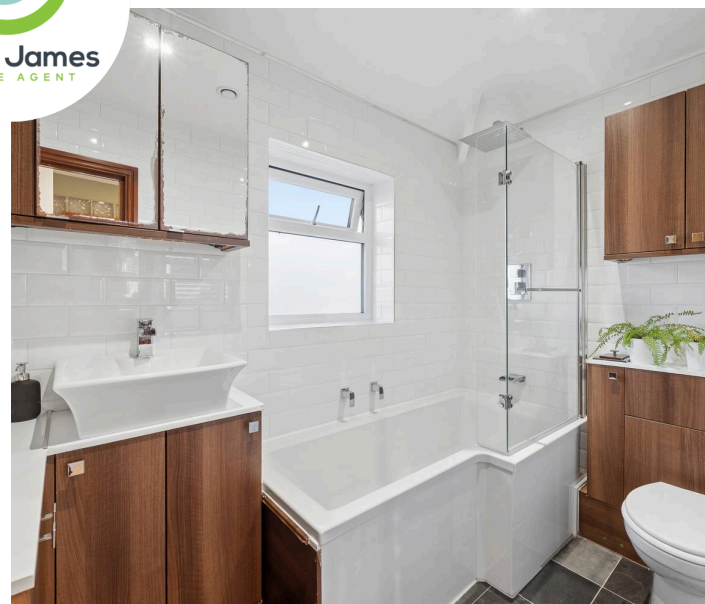
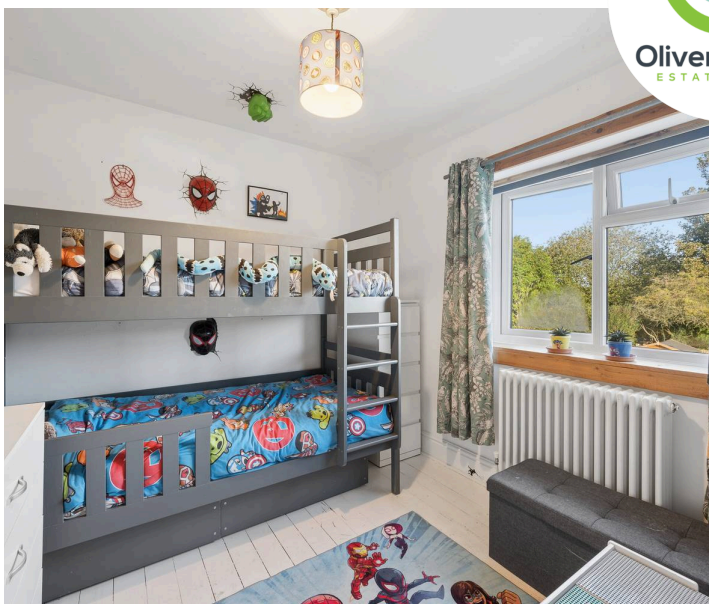
Bathroom

8' 9" x 5' 5" (2.66m x 1.65m)

Landing

Summerhouse

13' 9" x 12' 6" (4.20m x 3.80m)



GARDEN

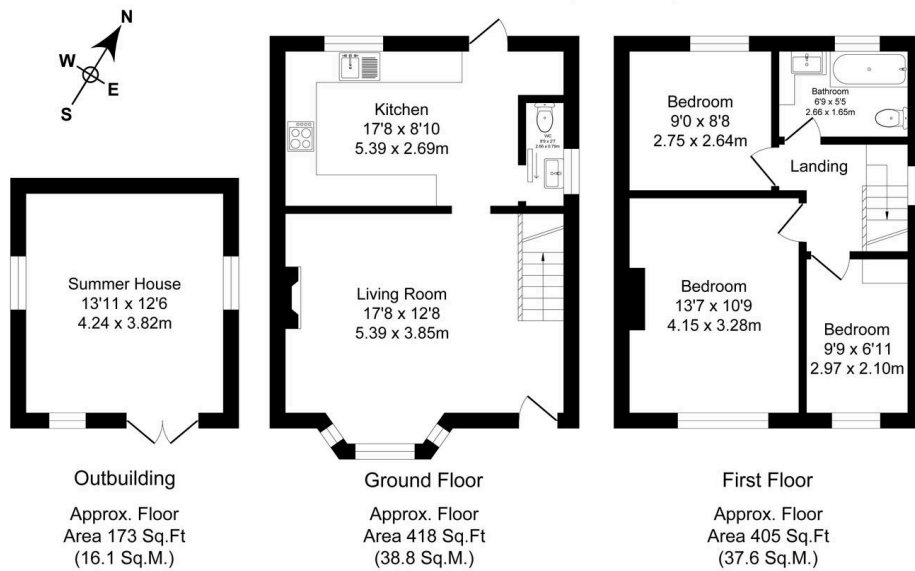
DRIVEWAY

2 Parking Spaces



The Crescent, Irlam
Total Approx. Floor Area 996 Sq.ft. (92.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





Oliver James

Oliver James, 4 Liverpool Road - M44 5AF

0161 696 5050 • hello@oliverjames.co.uk • oliverjames.co.uk

