

## 9 Greenside Drive, Irlam

£299,995 Freehold

Situated in a sought after location • Quiet cul de sac • Loft conversion • Outside office/bar • Off road parking • Ground w.c



Rare modern family living in a sought-after cul-de-sac. Three-bed semi with stylish design, snug lounge, chic kitchen w/ integrated appliances, utility room. Three bedrooms, modern shower room, converted loft, ample storage. Parking, large garden with garden office/bar. Ideal for work and leisure. Must see!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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- › Quiet cul de sac
- › Loft conversion
- › Outside office/bar
- › Off road parking
- › Ground w.c

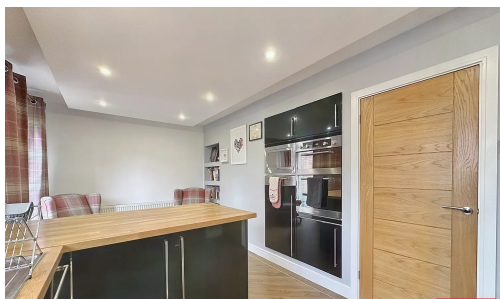


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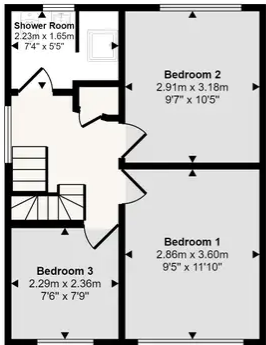


Approx Gross Internal Area  
102 sq m / 1103 sq ft

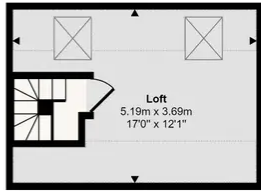


Ground Floor  
Approx 46 sq m / 498 sq ft

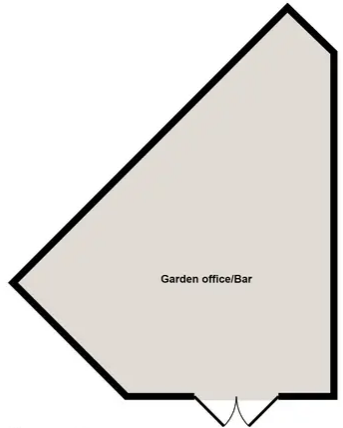
Denotes head height below 1.5m



First Floor  
Approx 37 sq m / 396 sq ft



Second Floor  
Approx 19 sq m / 209 sq ft



Summer House

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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