



IRLAM ROAD
FLIXTON

£285,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Irlam Road, Flixton, M41 6WF

****NO ONWARD CHAIN**** - VITALSPACE ESTATE AGENTS are pleased to offer this perfect opportunity to purchase a superb three bedroom semi-detached family home located in a popular residential area, close to Schools, amenities, and convenient for the local bus route. Acre Hall Primary School and Wellacre Technology Academy are also within close proximity. This property is warmed by gas central heating and benefits from uPVC double glazing throughout. The well proportioned, recently updated accommodation briefly comprises; Entrance hallway, a bay fronted living room, a dining room and a modern fitted kitchen. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a contemporary white family bathroom. Externally to the front of the property, a driveway can be found whilst to the rear, an enclosed South facing lawned rear garden and patio offer an ideal space for a table and chairs during those summer months. Ideally situated, the home enjoys easy access to a range of local amenities including independent shops, excellent transport connections and highly regarded schools, making it an ideal choice for families and commuters alike. An internal inspection comes strongly recommended to appreciate the space and highly convenient location on offer. Contact VitalSpace Estate Agents on for further information.





Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Gas central heating
- uPVC double glazing
- Garden and driveway
- No onward chain
- 66 Sqm / 710 Sqft
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 2009

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

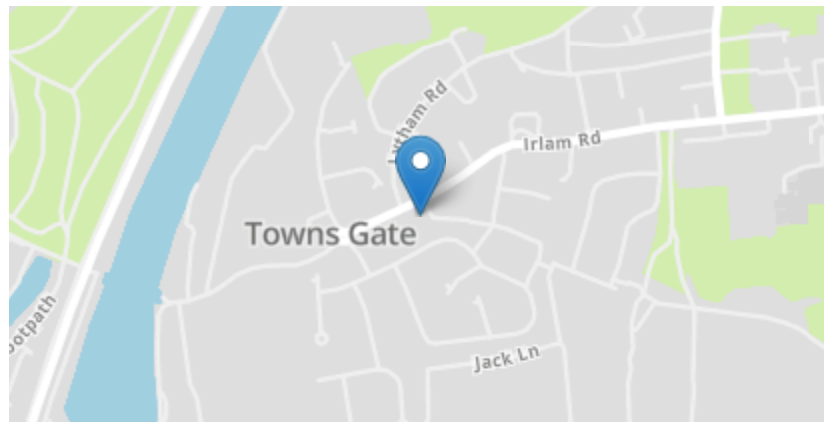
When was the property last rewired? Not during ownership but certificate in place

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let property

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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