



IRLAM ROAD  
FLIXTON

OFFERS OVER

£310,000

 3 BEDROOMS

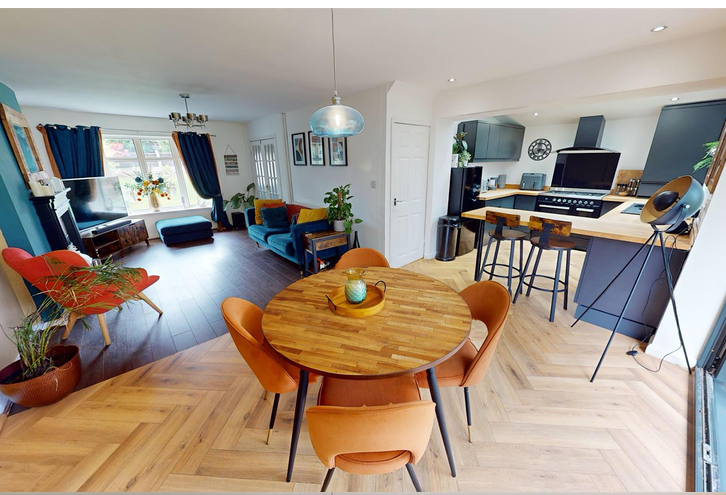
 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Irlam Road, Flixton, M41 6WF

**\*\*IMPRESSIVE OPEN PLAN DINING KITCHEN\*\*** -  
VITALSPACE ESTATE AGENTS are privileged to offer for sale this beautifully appointed 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. In genuine 'move in' condition throughout, in brief the tastefully presented accommodation comprises; welcoming hallway with double doors opening into a bay fronted living room which inturn leads into an enviable open plan dining kitchen with bi-folding doors opening out into the rear garden. The kitchen itself comes complete with a range of fitted wall and base units with a wooden butcher block worktop alongside a matching breakfast bar. To the first floor, a shaped landing provides entry into three well proportioned bedrooms and a three piece bathroom. Externally to the front of the property there is a mainly lawned garden and a paved driveway providing ample off road parking which leads to an integral garage. To the rear, which enjoys a sunny aspect, there is a paved patio area with mainly lawned garden beyond. Much care and attention has been spent by our clients to present this property which now offers a spacious, light and

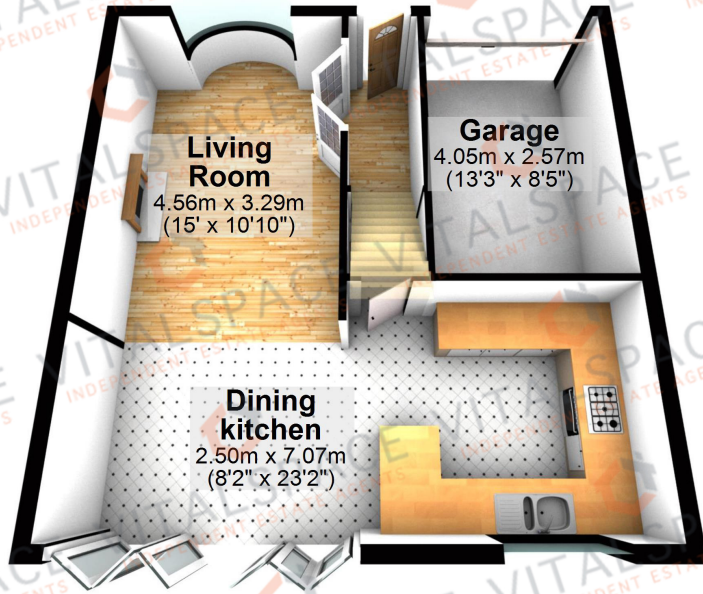








## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Open plan dining kitchen
- Immaculate condition
- Driveway and garage
- Quiet location
- South facing garden
- Gas central heating
- uPVC double glazing
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? Since Dec 2021

When was the roof last replaced?

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

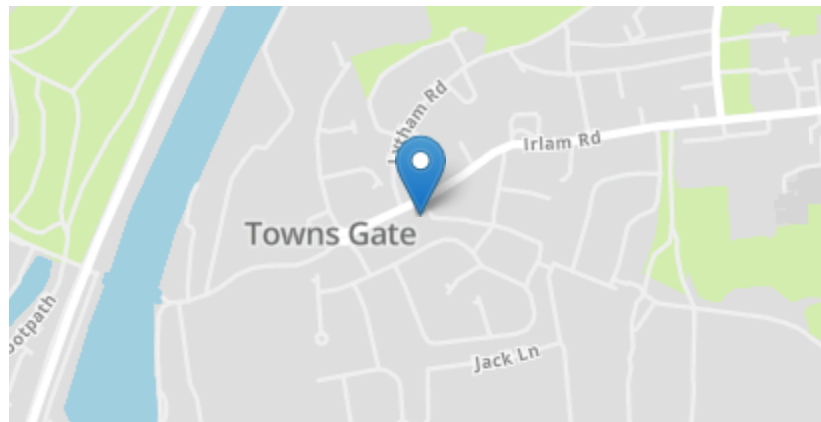
When was the property last rewired?

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built?

Reasons for sale of property? Relocate

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+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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