



IRLAM ROAD
FLIXTON

OFFERS OVER

£375,000



3 BEDROOMS



2 BATHROOMS



3 RECEPTIONS



EPC GRADE:- D



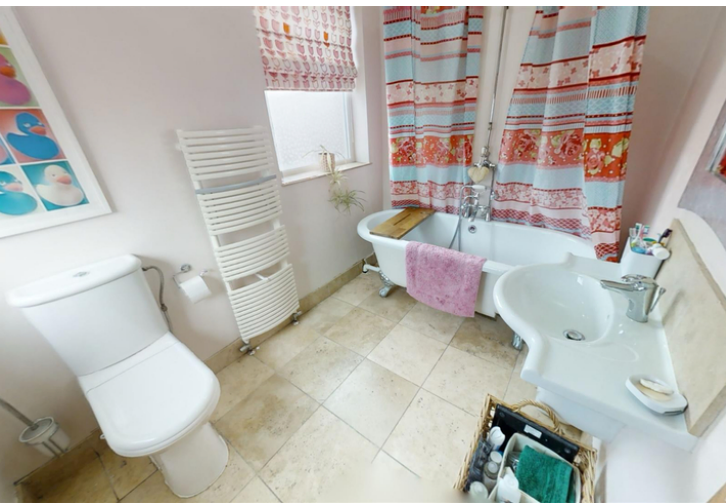
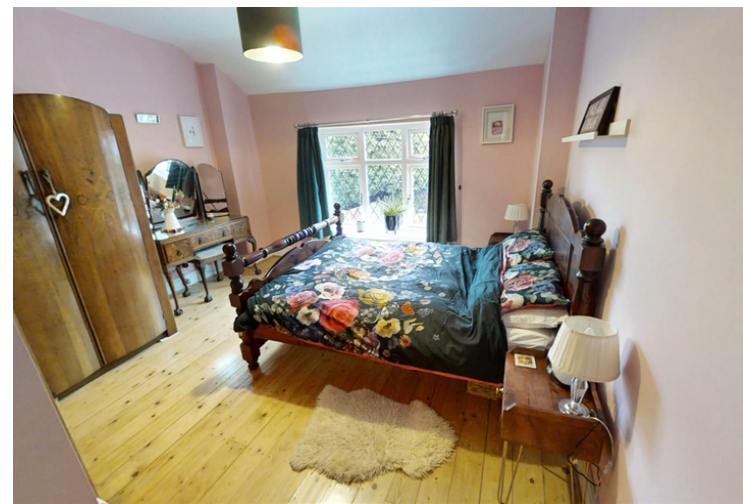
VITALSPACE
INDEPENDENT ESTATE AGENTS



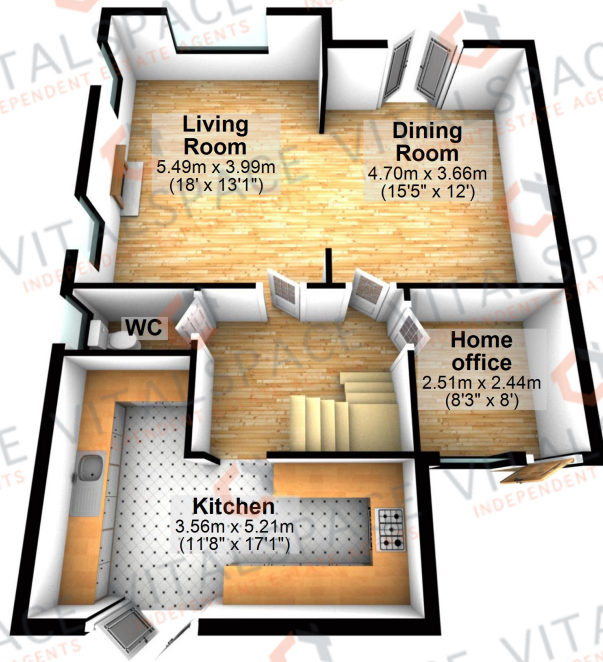
Irlam Road, Flixton, M41 6ND

****SECLUDED LOCATION**** - VITALSPACE ESTATE AGENTS are privileged to offer for sale this beautifully presented THREE BEDROOM extended period semi detached family home. Situated in a secluded position on Irlam Road and boasting a superb finish throughout we feel an early internal viewing is essential to appreciate what is on offer. In brief the accommodation a generously sized living room, dining room, inner hallway, home office, modern fitted kitchen, downstairs WC. Stairs rise to the first floor level onto a shaped landing which provides entry into three well proportioned bedrooms alongside a beautiful bathroom. The master bedroom has the added benefit of a contemporary ensuite shower room. The property is warmed by gas central heating and is double glazed. Externally to the front there is a gravelled driveway providing ample off road parking. There is a paved pathway with lawned garden. There is access to the rear down the side of the property. To the rear there is a paved patio with pathway leading to a mainly lawned garden. Whether you require convenience as a commuter, access to highly regarded schools or close proximity to local shopping facilities, this highly desirable, unique home will satisfy a host of buyers' requirements. To book your viewing call the team at VITALSPACE ESTATE AGENTS.

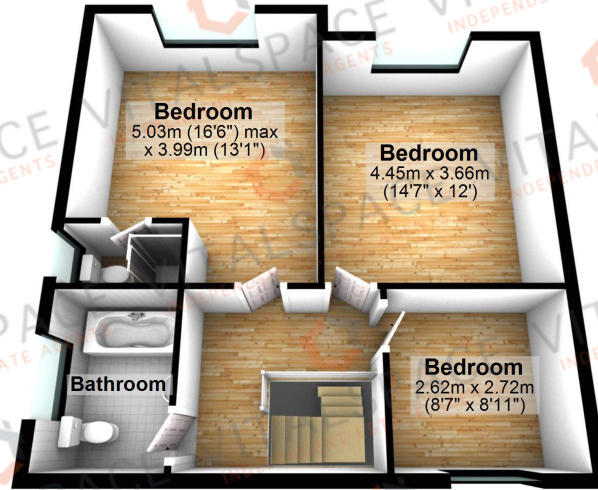




Ground Floor



First Floor



Features

- Three double bedrooms
- Detached family home
- Secluded position
- Extended accommodation
- Useful home office
- En-suite shower room
- Impressive kitchen
- Detached garage
- Driveway and gardens
- Viewing highly recommended

Frequently Asked Questions

How long have you owned the property for? 7.5 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - serviced in 2023

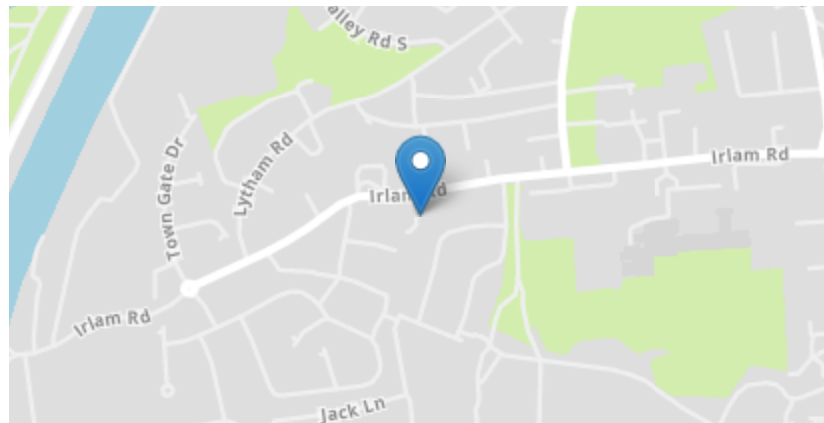
When was the property last rewired? Not during ownership

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? Kitchen but prior to ownership

Reasons for sale of property? Relocate out of the area

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	83
England, Scotland & Wales EU Directive 2002/91/EC			

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