



IRLAM ROAD  
FLIXTON

OFFERS OVER

£300,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- D



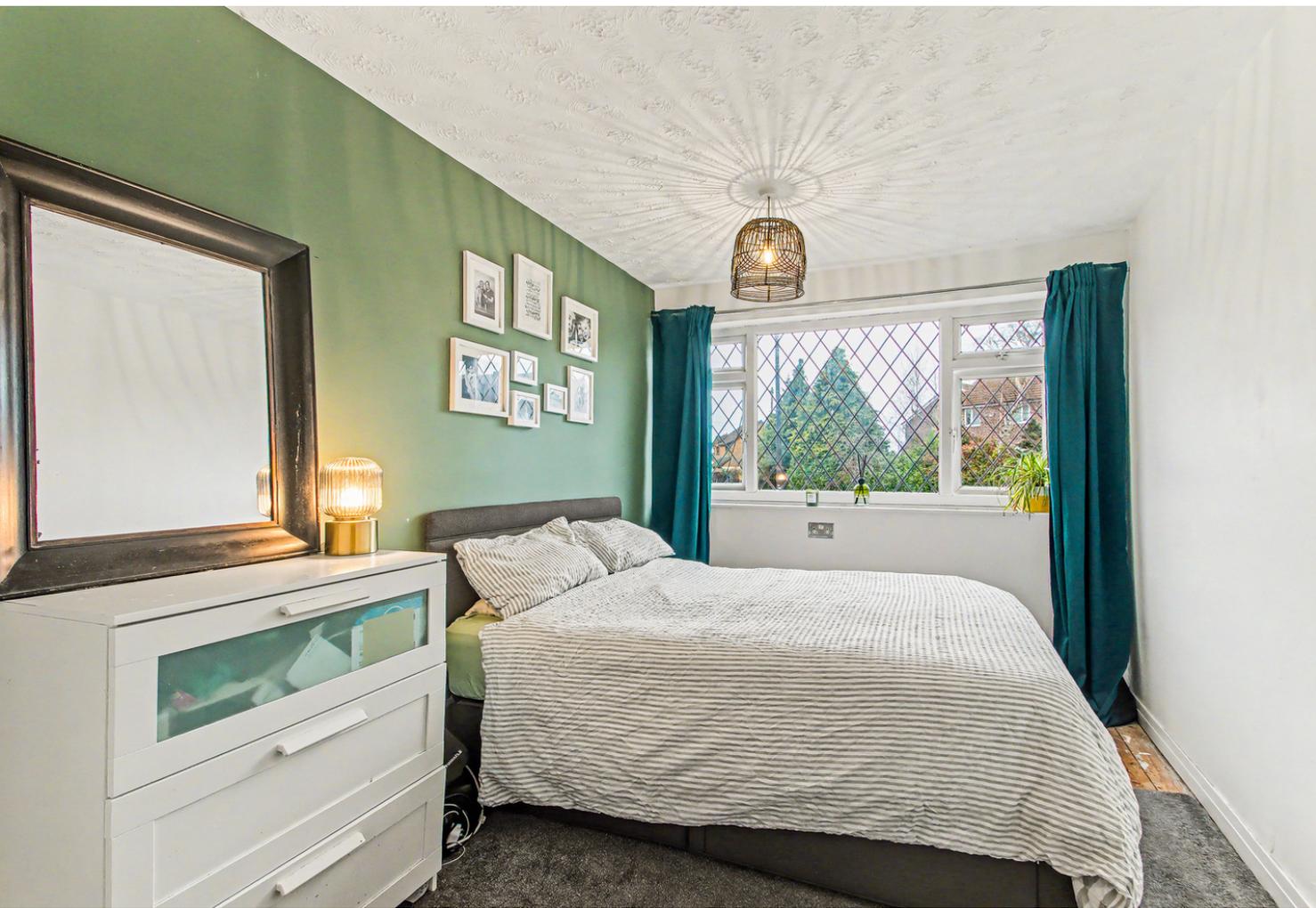
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Irlam Road, Flixton, M41 6WF

**\*\*OPEN PLAN DINING KITCHEN\*\*** - VITALSPACE ESTATE AGENTS are delighted to introduce this beautifully presented three-bedroom semi detached home, perfectly positioned on the ever-popular Irlam Road in Flixton. Lovingly maintained and thoughtfully updated by the current owners, the property is offered in true turnkey condition ready for its next chapter. 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. Step inside where the accommodation has been designed with modern living in mind. A warm and welcoming entrance hall leads through to a bright and comfortable living room, the perfect space to relax and unwind. To the rear, an impressive open plan kitchen/dining room forms the heart of the home. Recently installed and stylishly renovated, this contemporary space is ideal for both everyday family life and entertaining guests and benefits from double uPVC doors opening out into the rear garden. To the first floor there are three well proportioned bedrooms offering flexibility for growing families, alongside a sleek and modern three piece family bathroom with a shower over bath combination. Externally, the property continues to impress. To the front, a lawned garden and driveway provide off road parking. To the rear, a generous and beautifully maintained garden enjoys a desirable southerly aspect, creating a wonderful sun filled outdoor space perfect for summer gatherings, children's play or simply relaxing in the sunshine. A fantastic opportunity to acquire a home that perfectly balances style, comfort and location. Contact VitalSpace Estate Agents to arrange an internal viewing.





## Ground Floor



## First Floor



## Features

- Three Bedrooms
- Semi detached property
- Enclosed rear garden
- Driveway parking
- uPVC double glazed
- Gas central heating
- Ideal First Time Purchase
- Open plan dining kitchen
- 68 Sqm / 732 Sqft
- Viewing strongly advised

## Frequently Asked Questions

How long have you owned the property for? 5 years

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

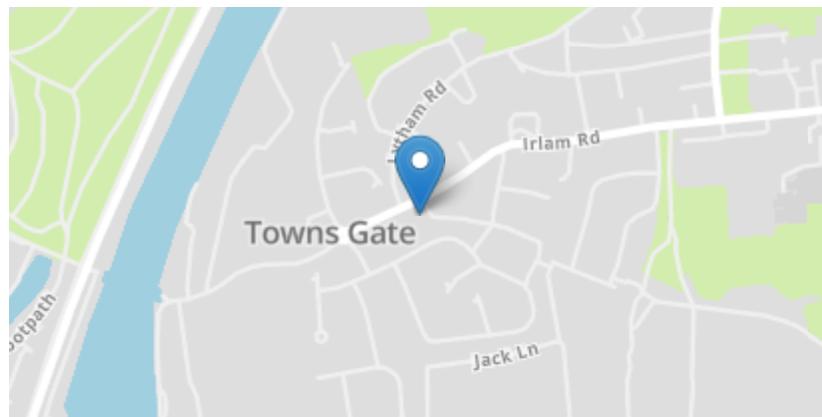
When was the property last rewired? Kitchen electrics when updated

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Move closer to children's schools

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>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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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