



FOREBAY DRIVE  
IRLAM

OFFER OVER

£110,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Forebay Drive, Irlam, M44 6RT

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer to the sale market this well presented TWO DOUBLE BEDROOM apartment ideally situated close to local amenities, shops, restaurants, and schools. Positioned on the top floor of this modern development, this apartment briefly comprises; a spacious entrance hallway with a large storage cupboard, an ideal place to hide your coats and shoes, a light and airy living dining area which opens into a modern open plan kitchen with a breakfast area. There are two bedrooms, which are both great sized doubles with the master benefiting from built in storage, alongside a contemporary three piece bathroom with a shower over bath combination. In summary this apartment is well maintained, roomy, and in a sought after location with brilliant views. Externally, this apartment is situated with a well tended, walled development with excellent parking facilities. Further benefits of this attractive apartment include smart central heating controls and secondary double glazing in both bedrooms. Positioned on the main route through Irlam and Cadishead with Irlam train station just minute's away alongside the renowned Trafford Centre, major supermarkets and Costco. An internal viewing of this attractive property comes highly recommended.











## Features

- Two bedrooms
- Spacious apartment
- Top floor position
- Open plan living kitchen
- Modern bathroom
- Juliet balcony
- No onward chain
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? Since 2019

Tenure: Leasehold

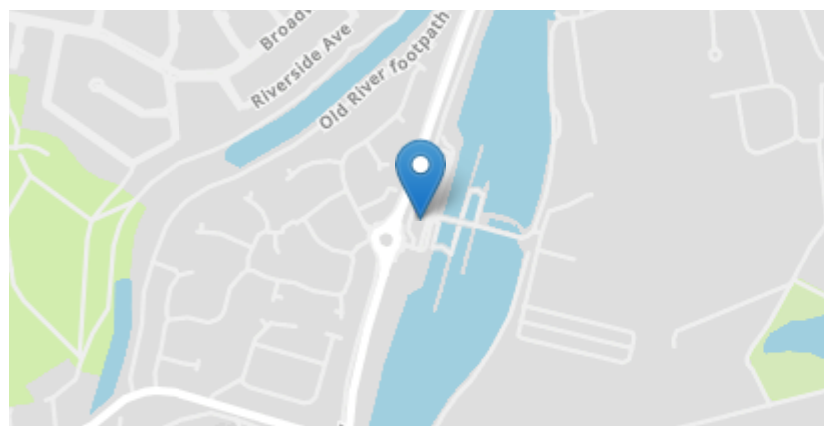
Ground Rent - £100 per annum / Service Charge - £3240 per annum

How old is the boiler and when was it last inspected? Electric panel heating

When was the property last rewired? When built

Reasons for sale of property? Sale of buy to let

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.