



allAgents
BEST
OVERALL BRANCH
OF THE YEAR
← Gold 2019 →
in M41
★★★★★

IRLAM ROAD
FLIXTON

OFFERS OVER

£240,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 VIDEO TOUR

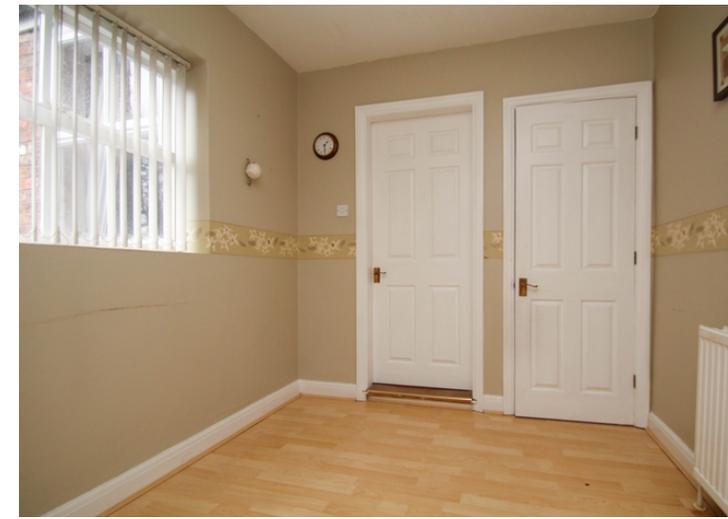


VITALSPACE
INDEPENDENT ESTATE AGENTS



Irlam Road, Flixton, M41 6JT

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are delighted to offer for sale this charming period TWO DOUBLE BEDROOM mid terrace property positioned on this always popular, tree lined Flixton road. Located in a popular residential area, this attractive period property benefits from double glazing and gas central heating and briefly comprises; a welcoming entrance hallway, a bay fronted living room, a generously sized dining room and an extended fitted kitchen. A useful cellar can be accessed via the kitchen, suitable for storage. To the first floor, a shaped landing provides entry into TWO DOUBLE BEDROOMS alongside a white three piece shower room. Externally there is an enclosed low maintenance rear garden and patio which provide ample space for a table and chairs during those summer months. Double timber gates provide vehicular parking via Tilby Close if required. This property is conveniently situated for local schools, bus routes and amenities. St Monica's RC Primary School, Acre Hall Primary School and Wellacre Technology Academy are all within 0.5 mile, as well as being within the catchment for Urmston Grammar. We strongly recommend arranging an appointment to avoid disappointment. Contact VitalSpace Estate Agents on 0161 747 7807 for further information.







Ground Floor



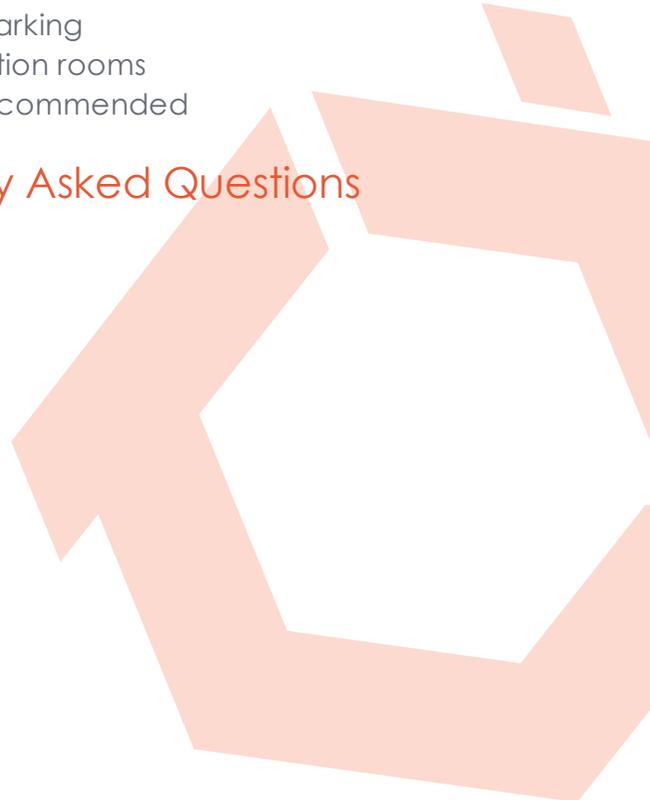
First Floor



Features

- Two double bedrooms
- Mid terrace property
- Gas central heating
- No onward chain
- Popular location
- Off road parking
- Two reception rooms
- Viewing recommended

Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D	55	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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