



IRLAM ROAD  
FLIXTON

OFFERS OVER

£294,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- E



VITALSPACE  
INDEPENDENT ESTATE AGENTS

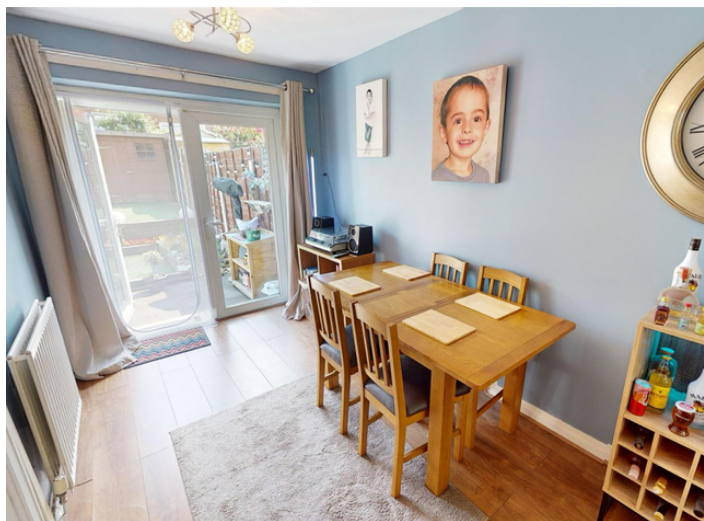




# Irlam Road, Flixton, M41 6WF

**\*\*STUNNING LANDSCAPED REAR GARDEN\*\* -**

VITALSPACE ESTATE AGENTS are delighted to offer for sale this beautifully presented THREE BEDROOM extended semi detached property in the popular area of Flixton. Downstairs, the property comprises a welcoming hallway, through living, dining room and an extended modern kitchen. Stairs lead to a shaped landing which provides access into three well proportioned bedrooms and a three piece suite family bathroom. The property is warmed by gas central heating and benefits from full uPVC double glazing. Externally to the front of the property there is a well maintained lawned garden, with a paved driveway providing ample off road parking. To the rear there is a beautifully presented, SOUTH FACING landscaped garden, redesigned in 2022, laid with artificial lawn, complimented by a paved patio area that provides a perfect space for outdoor entertaining, all fenced in ensuring your privacy. Further benefits of this attractive family home include CCTV to the both the front and side along with a 'Ring' camera to the rear, a new roof installed in 2022, a new electrical consumer unit installed in 2021 and a new gas central heating boiler installed in 2021. This property is in a popular residential area, close to Schools, amenities and convenient for the local bus route. Acre Hall Primary









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- Extended accommodation
- New roof in 2022
- Landscaped rear garden
- Updated electrics in 2021
- Immaculate Condition
- Desirable location
- Updated central heating
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 3.5 months

When was the roof last replaced? New roof in 2021

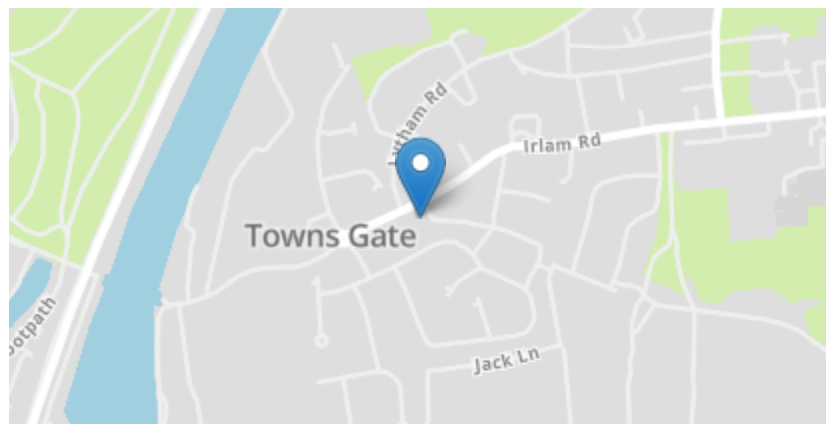
How old is the boiler and when was it last inspected? Gas central heating - serviced November 2023

When was the property last rewired? New consumer unit in July 2021

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Kitchen - Feb 1997

Tenure - We have been advised by our clients that the property is Leasehold with a ground rent of £17.00 payable annually.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	82
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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