



AWARDED FOR  
MARKETING | SERVICE | RESULTS



IRLAM ROAD  
FLIXTON

£975,000

 6 BEDROOMS

 3 BATHROOMS

 3 RECEPTIONS

 BAND E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





## Irlam Road, Flixton, M41 6JU

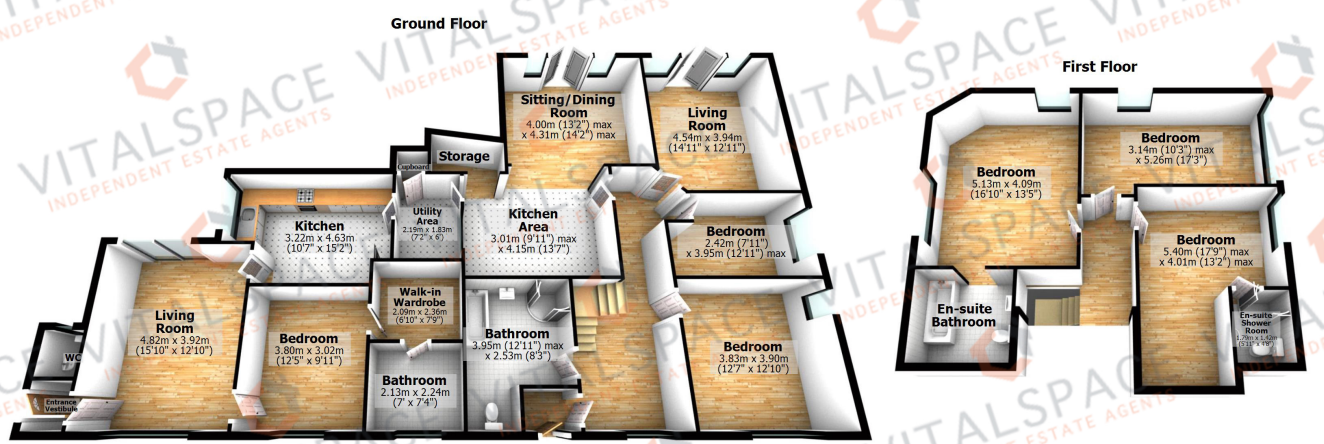
**\*\*VIDEO TOUR\*\* - \*\*FIVE BEDROOM DETACHED HOUSE WITH SEPARATE ONE BEDROOM SELF CONTAINED ANNEX\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this recently refurbished SIX BEDROOM family home located on a popular tree lined road in Flixton. Occupying a large secluded gated plot within a popular residential location, this individually designed Dutch style constructed property dates back to the 1920's and still benefits from a host of original features with complimented by the recent addition of a newly built one bedroom annex. Offering versatile accommodation, the main property itself has been updated and enhanced by our clients to an exacting standard and briefly comprises; an entrance vestibule which leads into an imposing double height hallway, two double ground floor bedrooms, a luxury four piece family bathroom and a 14ft living room with a log burning fire and double doors opening out into the rear garden. A tastefully updated, open plan dining/kitchen opens into a spacious sitting room, again with double door leading out into the south facing rear garden. To the first floor level, a shaped landing provides entry into three further double bedrooms, two of which benefit from en-suite facilities. The recently built, separate annex accommodation is effectively a one bedroom bungalow blended seamlessly into the original house. Ideal for elderly family members or teenagers, the self-contained accommodation comprises; entrance hallway, a downstairs WC, a 15ft well proportioned living room, a spacious dining kitchen, a double bedroom with a dressing room and bathroom benefiting from an easy access bath / shower. Externally, this property is approached via an extremely large imprinted concrete driveway providing space for multiple vehicles. To the rear, a generously sized, landscaped south facing enclosed garden can be found housing a selection of plants, trees and bushes with a sun drenched decked patio area offering space for a table and chairs during those summer months. A timber built summer house currently used as a workshop can be found within the rear garden offering potential to convert to a home office. Further benefits of this spacious family home include uPVC double glazing, a partial electrical rewire, a newly installed central heating system and a new roof in 2019. It is also worth noting that this property has an 8 panel solar panel system giving a total of 2.72Wp with additional battery storage. This property is situated in a quiet, yet convenient location ideal for a selection of highly regarded schools, amenities and transport links including the M60 motorway and Flixton and Chassen Road railway stations. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.











## Features

- Six large bedrooms
- Detached family residence
- Self contained annex
- Meticulously refurbished
- Desirable Flixton location
- South faing rear garden
- Versatile accommodation
- Double height hallway
- New roof in 2019
- Viewing reccommended

## Frequently Asked Questions

How long have you owned the property for- Since 2018

When was the roof last replaced- Complete re-roof on the original house since ownership

How old is the boiler and when was it last inspected- Shared system installed in 2019

When was the property last rewired- New consumer unit 2017

Which way does the garden face- South facing rear garden

Reasons for sale of property- Downsize

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.



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