

#### Urmston Office

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#### Stretford Office

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#### Monton Office

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## 200 Irlam Road Flixton Manchester M41 6WE

### Offers over £255,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this three bedroom end quasi semi detached property which is being sold with no vendor chain. In brief the accommodation comprises welcoming hallway, lounge, spacious dining kitchen, rear vestibule, downstairs WC, shaped landing, the three well proportioned bedrooms & three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Occupying a large corner position, the property benefits from gardens to three sides. As a result there is genuine potential for extensions subject to obtaining the required planning consent. To the front of the property there is a large mainly lawned garden & pathway to the front door. To the side there is another lawned garden along with the driveway leading to the single garage. To the rear there is a paved ornate garden which is fenced for privacy. Ideally placed for the well regarded schools & transport links. To book your viewing call the team at HOME.

- Three bedrooms
- Dining room
- Gardens to three sides
- No vendor chain
- End quasi semi detached
- Downstairs WC
- Potential for extensions
- Lounge
- Three piece bathroom suite
- Driveway & garage



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**Hallway 10'0" x 6'7" (3.05m x 2.02m)**

UPVC double glazed door to front and UPVC double glazed box bay window to front. Radiator, under stairs cupboard and stairs to first floor.

**Lounge 14'4" x 11'3" (4.39m x 3.45m)**

UPVC double glazed window to front and radiator.

**Dining kitchen 8'10" x 18'4" (2.71m x 5.59m)**

A comprehensive range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a one and a half unit sink with mixer tap. Range style oven, stainless steel splashback and extractor fan. Space for the appliances. 'Glowworm' gas central heating boiler installed within the last two years and is covered with a 10 year warranty. Splash tiling, wooden effect flooring and radiator. Two UPVC double glazed windows to rear.

**Side vestibule**

UPVC double glazed door giving access to the side garden. Wooden effect flooring.

**Downstairs WC**

A low-level WC. Extractor fan and wooden effect flooring.

**Shaped landing**

Open balustrade, loft access and UPVC double glazed window to side.

**Bedroom one 11'2" x 12'9" (3.41m x 3.89m)**

A comprehensive range of built-in

wardrobes with and for hanging in shelving space. Fitted drawers and vanity mirror. UPVC double glazed window to front, wooden effect flooring and radiator.

**Bedroom two 9'3" x 12'9" (2.84m x 3.89m)**

UPVC double glazed window to rear, wooden effect flooring and radiator.

**Bedroom three 9'3" x 8'4" (2.84m x 2.55m)**

UPVC double glazed window to front, wooden effect flooring and radiator. Built-in storage cupboard

**Bathroom 8'4" x 5'6" (2.55m x 1.68m)**

A three piece suite comprises level of WC, wash hand basin and kidney shaped whirlpool bath with shower over. Electric shower. Radiator, spotlights and two UPVC double glazed opaque windows to rear. Extractor fan.

**Externally**

Occupying a large corner position, the property benefits from gardens to three sides. As a result there is genuine potential for extensions subject to obtaining the required planning consent. To the front of the property there is a large mainly lawned garden and pathway to the front door. To the side there is another lawned garden along with the driveway leading to the single garage. To the rear there is a paved ornate garden which is fenced for privacy

**Tenure**

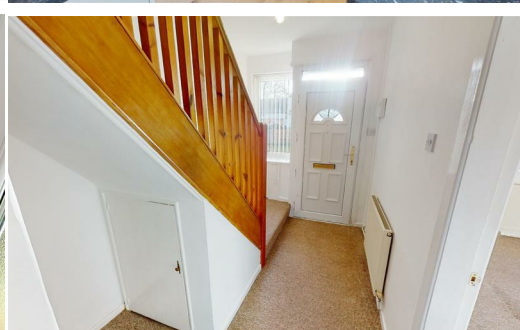
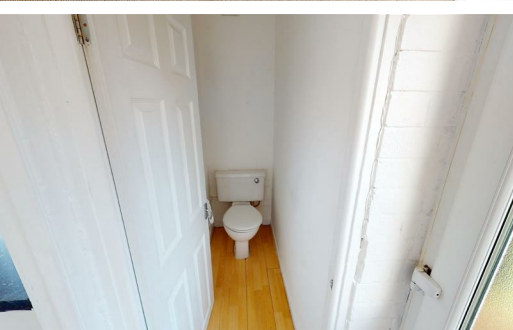
The property is freehold.

**Council tax**

The property is council tax band B

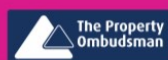
**Property disclaimer**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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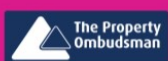
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Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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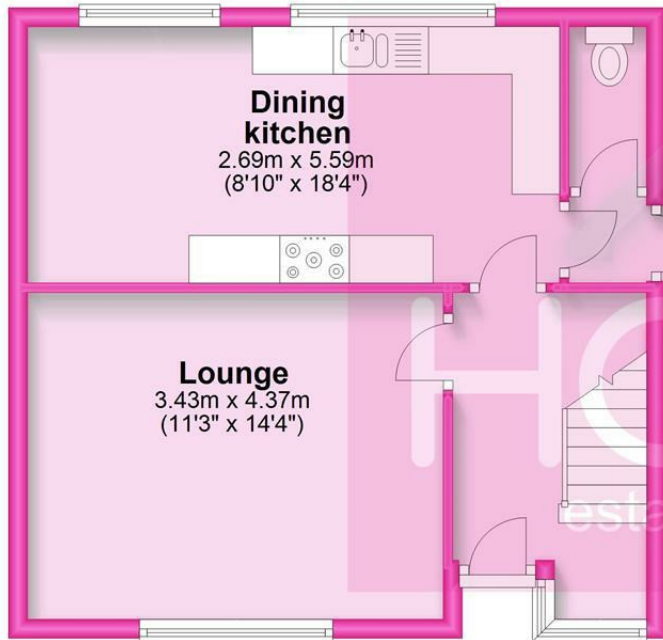
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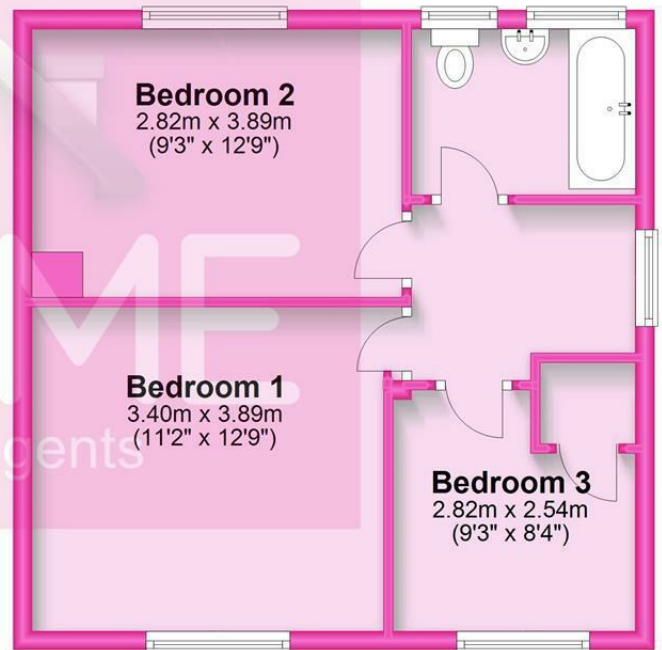
## Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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