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138 Irlam Road Flixton Manchester M41 6NA

Offers over £240,000

RENOVATED THROUGHOUT! HOME ESTATE AGENTS are proud to offer for sale this stunning two double bedroom semi detached period cottage which is being sold with no vendor chain. If you are looking for a high standard of finish & the opportunity to complete a purchase quickly be sure to book your viewing early. In brief the accommodation comprises lounge, extended dining kitchen, utility/downstairs WC, shaped landing, the two double bedrooms & contemporary three piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant gravelled garden whilst to the rear there is a paved patio area with generous lawned garden beyond that is fenced for security. There is also the added benefit of off road parking to the side. Ideally placed for the local amenities & transport links. To book your viewing call HOME on 01617471177.

- COMPLETELY RENOVATED!
- Two double bedrooms
- Period semi detached
- Lounge
- Stunning dining kitchen
- Utility room/downstairs WC
- Contemporary bathroom
- uPVC double glazed throughout
- Gas central heated



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Lounge 14'9" x 12'4" (4.51 x 3.77)

uPVC double glazed window to the front, beamed ceiling and radiator.

Dining kitchen 21'5" x 13'7" (6.53 x 4.16)

A comprehensive range of matching wall and base units with a wooden worktop over. Incorporating a one and a half unit sink with mixer tap and splash tiling. Integrated gas hob, electric oven and extractor fan. Fitted breakfast bar, spotlights, 'wet' underfloor heating system and wooden effect floor. uPVC double glazed French doors leading to the rear garden and uPVC double glazed window to the rear. Stairs to the first floor.

Utility room/Downstairs WC 6'11" 5'11" (2.12 1.81)

Fitted wooden worktop with space for appliances below. A low level WC, cupboard housing the gas central heating boiler, wooden effect floor, radiator and uPVC double glazed window to the side.

Shaped landing

Open balustrade.

Bedroom one 14'9" x 12'4" (4.51 x 3.77)

uPVC double glazed window to the front and radiator.

Bedroom two 15'9" x 10'6" (4.81 x 3.22)

uPVC double glazed window to the side, spot lights and radiator.

Bathroom 8'8" x 7'2" (2.65 x 2.20)

A contemporary three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment, tiled floor, spot lights, ladder radiator and uPVC double glazed opaque window to the side.

Externally

Externally to the front there is a pleasant gravelled garden whilst to the rear there is a paved patio area with generous lawned garden beyond that is fenced for security. There is also the added benefit of off road parking to the side.

Tenure

The property is freehold.

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.

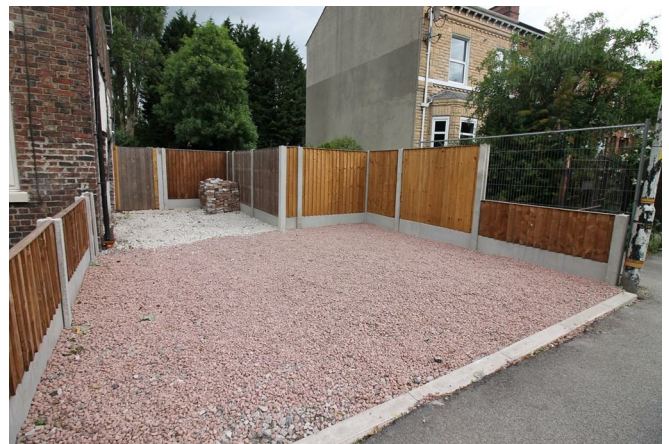


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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

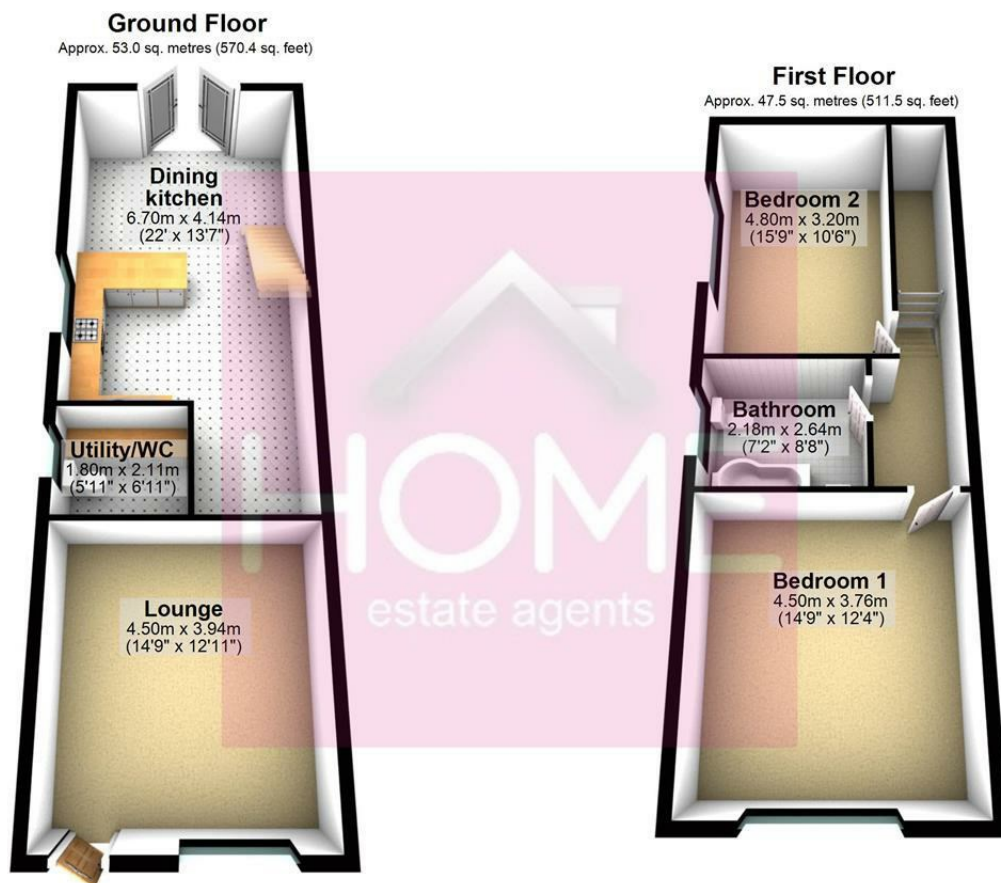


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Total area: approx. 100.5 sq. metres (1081.9 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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