



136 Irlam Road Flixton Manchester M41 6NA

£309,950

FULLY RENOVATED THROUGHOUT! HOME ESTATE AGENTS are delighted to bring to the market and offered with no vendor chain this unique three bedroom semi-detached cottage located on the very popular Irlam Road in Flixton. Built circa 1807 this charming characterful dwelling really is one to be viewed. Immaculately presented and undergone a recent full refurbishment you can literally drop your bags and move in. The location is ideal for access of all local amenities and popular schooling. The accommodation comprises of porch, lounge, inner hallway, rear reception/dining room and large dining/kitchen. To the upstairs off the large landing are three generous sized bedrooms and a modern fitted bathroom. The property is double glazed and warmed by gas central heating.

To the outside front is a shailed fenced garden and driveway offering off road parking. To the rear is a brick built out house and extensive mostly lawned garden.

- NO VENDOR CHAIN
- Fully renovated
- Built circa 1807
- Very spacious
- Two reception rooms
- Spacious dining/kitchen
- Three good sized double bedrooms
- Off road parking
- Gardens to front and rear



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PORCH

LIVING ROOM 13'57 x 13'40 (3.96m x 3.96m)

Double glazed window to front. Television point. Central heating radiator.

INNER HALLWAY

Central heating radiator.

REAR RECEPTION/DINING ROOM 23'08 x 11'58 (7.21m x 3.35m)

Double glazed windows to side front and rear. Television point. Central heating radiator.

DINING/KITCHEN 23'00 x 11'58 (7.01m x 3.35m)

Double glazed window to rear. Double glazed sky light. A range of fitted bespoke kitchen units. Butcher block style work tops. Built in electric oven. Gas hob. Overhead extractor fan. Built in microwave. Splash wall tiling. Oak style flooring. Central heating radiator.

LANDING

Central heating radiator.

BEDROOM ONE 13'51 x 13'68 (3.96m x 3.96m)

Double glazed window to front. Central heating radiator.

BEDROOM TWO 19'67 x 9'29 (5.79m x 2.74m)

Double glazed window to rear. Central heating radiator.

BEDROOM THREE 13'84 x 8'43 (3.96m x 2.44m)

Double glazed window to front. Central heating radiator.

BATHROOM 8'34 x 8'56 (2.44m x 2.44m)

Double glazed opaque window to side. WC. Vanity wash hand basin. L shaped bath. Wall tiling to compliment. Tiled floor. Ladder style radiator.

OUTSIDE

To the outside front is a shailed fenced garden and driveway offering off road parking. To the rear is a brick built out house and extensive mostly lawned garden.

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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| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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