



Vicarage Road
Irlam
M44 6WA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

4 Vicarage Road

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Offers Over £250,000

A STUNNING TWO BEDROOM VICTORIAN MID TERRACED THATS SITUATED IN A POPULAR AND CONVENIENT LOCATION ACROSS THE ROAD FROM ST JOHNS CHURCH Substantially upgraded loft space. Lounge plus open plan kitchen/dining room. Well appointed bathroom with shower. Gas central heating system - combination boiler. Double glazed windows and exterior doors. Pleasant, good sized rear garden. Freehold. Literally drop your bags and move in. Oak flooring throughout the ground floor plus engineered oak upstairs. Has to be viewed internally to be fully appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Lounge

With a feature entrance door, a radiator and a double glazed window to the front. A gas log burner effect fire provides a focal point of this delightful living room. Stairs lead off to the first floor rooms.

Open Plan Kitchen/Diner

With an excellent range of base and wall cupboard units and working surfaces with a range style cooker in situ. There are three double glazed windows, plumbing is provided for an automatic washing machine and there's a radiator. Twin bowl sink unit with mixer tap. Double glazed exit door. Integrated fridge and freezer.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1)

With a radiator and two double glazed windows to the front.

Bedroom (2)

With a radiator and a double glazed window to the rear. A fitted cupboard houses the combination gas central heating boiler. A door leads to the stairs that provide access to the loft space.

Bathroom

With a white suite comprising panelled bath, pedestal wash hand basin and low level WC. A shower is installed over the bath and an anti-splash screen is fitted. Tiled areas, radiator and a double glazed window to the rear.

A STAIRCASE LEADS FROM BEDROOM (2) TO:

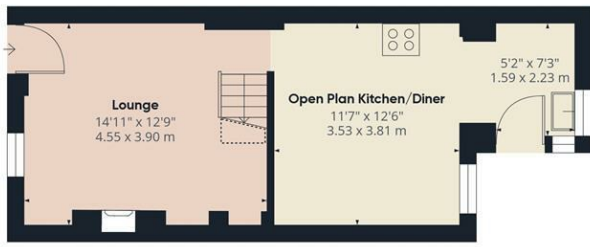
Loft Space

With a radiator, skylight and spotlighting. Storage space off in the eaves.

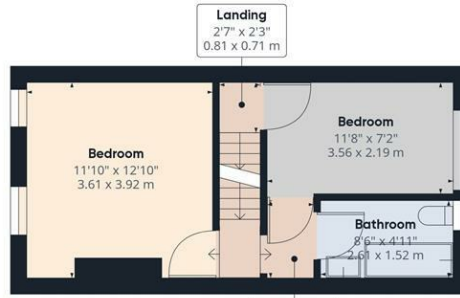
Outside

To the front of the property is an enclosed forecourt area whilst, to the rear, is a really generously proportioned garden with lawn patio etc. There's a rear access gate.

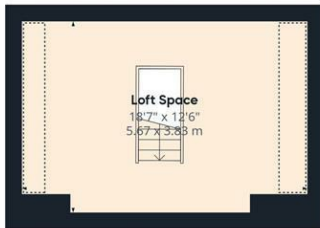




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

906.18 ft²
84.19 m²

Reduced headroom

120.49 ft²
11.19 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

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

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
Urmston
Trafford
M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

