

# TRADING PLACES



Irlam Road, Flixton, M41

Offers over  
£425,000

 4 Bedrooms

 1 Bathroom

 2 Receptions



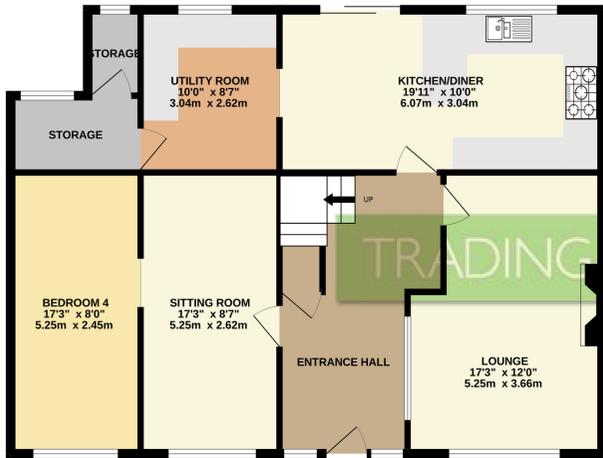
## Irlam Road, Flixton, M41

**\*\*NO ONWARD CHAIN\*\*** - TRADING PLACES ESTATE AGENTS are pleased to offer for sale this exceptionally spacious 1500SQFT THREE/FOUR BEDROOM family residence situated on a desirable tree lined road in Flixton. This superb property offers a vast amount of space having been sympathetically extended to provide attractive accommodation ideal for any growing family. In brief the well-presented home comprises; an impressive warm and welcoming entrance hallway, a good sized living room, sitting room, bedroom four/playroom, fitted breakfast kitchen, separate utility room and two further storage rooms (ideal to convert into a downstairs shower room) can also be found on the ground floor level. To the first floor, a landing provides entry into three well-proportioned bedrooms and a two piece family bathroom and a separate wc. Externally to the front of the property, a large gravel driveway which provides ample off road parking. The rear SOUTH FACING gardens having artificial grass areas, a decked patio and flower borders housing a selection of bushes and plants. This property is situated in a convenient location close to highly regarded schools and excellent transport links to and from the City Centre, Media City, Trafford Centre and Salford Quays. We strongly recommend a viewing to fully appreciate the size and quality of accommodation on offer.

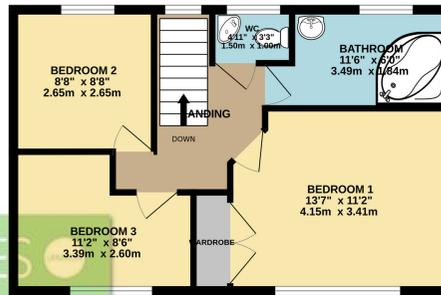




GROUND FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Features

- Kitchen-Diner
- No Chain
- Off Road parking for several cars
- Mature Garden
- Close to train station
- Close to Amenities
- In catchment for
- Grammar School
- Fully Double Glazed

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>73</b> |
| (55-68) <b>D</b>                            | <b>62</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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TRADING PLACES

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