

# TRADING PLACES

Offers in excess of £825,000  
'Irlsmere' Irlam Road, Urmston, M41



 5  
Bedrooms

 3  
Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022

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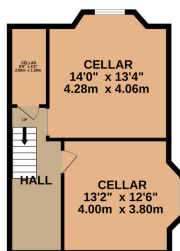
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\*\*\*3500SQFT 3500SQFT \*\*\*TRADING PLACES ESTATE AGENTS are privileged to offer for sale this beautiful five bedroom Victorian semi detached family residence. Spanning four floors & space in abundance, we feel an internal viewing is essential to appreciate the property as a whole. The charm & character is evident throughout, a real credit to our clients. To the ground floor there is a spacious welcoming hallway, bay fronted lounge, dining room, sitting room with log burner, fitted breakfast kitchen, an amazing open plan entertaining room ideal for many purposes, bar/games room, downstairs shower room and separate utility room . To the first floor there are three of the five bedrooms,a four piece family bathroom suite. To the second floor there are the two remaining bedrooms, one benefiting from an ensuite shower room and a home office/bedroom six. There are unconverted cellars comprises of three chambers. The property is warmed by gas central heating & is uPVC double glazed. To the front of the property there is an impressive double driveway providing ample off road parking leading to the double garage located to the side. There is also a courtyard behind the garage ideal space for a hottub.The rear garden is a real treat! Southerly facing there is a paved patio area leading to a shaped lawned garden with mature, well stocked beds. Ideally placed to enjoy the ever growing amenities of the area, transport links & the popular schools.

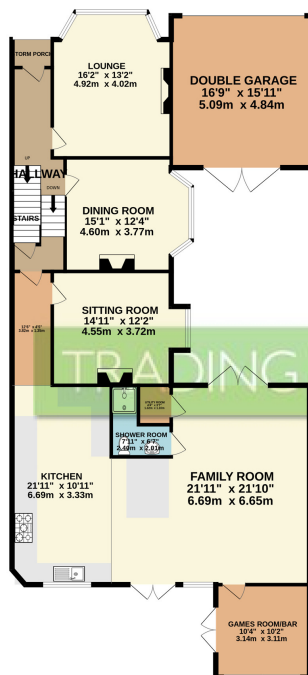
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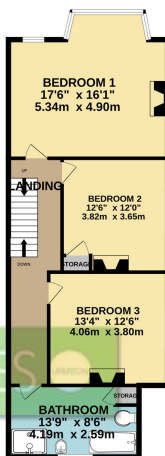
BASEMENT LEVEL  
457 sq.ft. (42.4 sq.m.) approx.



GROUND FLOOR  
1761 sq.ft. (163.4 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR  
533 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 3567 sq.ft. (331.4 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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## 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>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 58      | 69                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: 'Irlismere' Irlam Road, Urmston, M41

