



WOODSEAVES CLOSE  
IRLAM

£230,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Woodseaves Close, Irlam, M44 6RQ

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this IMMACULATELY presented THREE BEDROOM end terrace property located within the recently built development in Irlam. Situated in a quiet cul de sac location, the attractive accommodation comprises; entrance hallway, a spacious living room, a useful downstairs WC and a modern dining kitchen with double uPVC doors leading out into the south facing rear garden. To the first floor there are THREE BEDROOMS as well as a three piece family bathroom. Externally, a raised decked area provides ample space for a table and chairs during those summer months and leads down into a low maintenance garden with fenced boundaries to all sides. To the front of the property there is off road parking and a brick build garage. This property is situated close to a range of excellent road networks, M60, M6, M56 and M62, as well as good public transport links including local train station. An internal inspection comes highly recommended. Offered for sale with no onward chain, please contact VitalSpace Estate Agents to arrange an early viewing to avoid disappointment.





## Features

- Three bedrooms
- End terrace property
- Gas central heating
- uPVC double glazing
- South facing rear garden
- Modern dining kitchen
- Quiet Irlam location
- No onward chain
- Excellent buy to let
- Brick built garage

## Frequently Asked Questions

How long have you owned the property for? Since July 2013

When was the roof last replaced? When built

How old is the boiler and when was it last inspected? Gas central heating - inspected annually

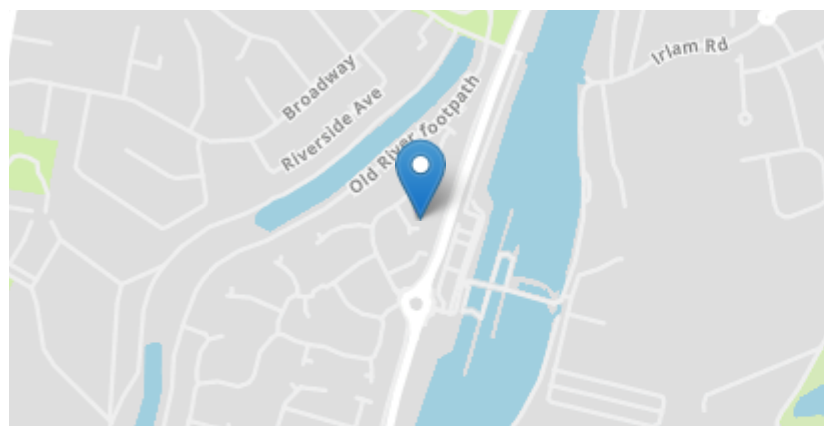
When was the property last rewired? When built

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 89        |
| (69-80)                                     | <b>C</b> | 73                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.