



EDALE CLOSE
IRLAM

£225,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Edale Close, Irlam, M44 6DS

****NO ONWARD CHAIN** - **VIDEO TOUR** - VITALSPACE**
ESTATE AGENTS are pleased to offer for sale this tastefully presented, THREE BEDROOM end terrace property situated on a quite cul-de-sac location in Irlam. This highly desirable home offers spacious, flexible living accommodation suitable for any growing family. In brief, the attractive accommodation comprises; a generously sized living room and an open plan dining kitchen with access out into the rear garden. To the first floor there are three well proportioned bedrooms and a three piece bathroom. Externally, to the front of the property, a fenced front garden can be found whilst to the rear, there is an individual parking space alongside a good sized paved garden area providing an ideal space for alfresco dining during those Summer Months. Located in the heart of Irlam within walking distance of the leisure centre, Irlam primary School and Prince's park. Irlam also benefits from easy access to Dunham Massey and is only a few minutes drive to the M60 motorway. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.





Features

- Three bedrooms
- Parking To The Rear
- End Terrace Property
- Front and Rear Gardens
- End terrace property
- No onward chain
- Quiet desirable location
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? 4 years 9 months

When was the roof last replaced? No

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

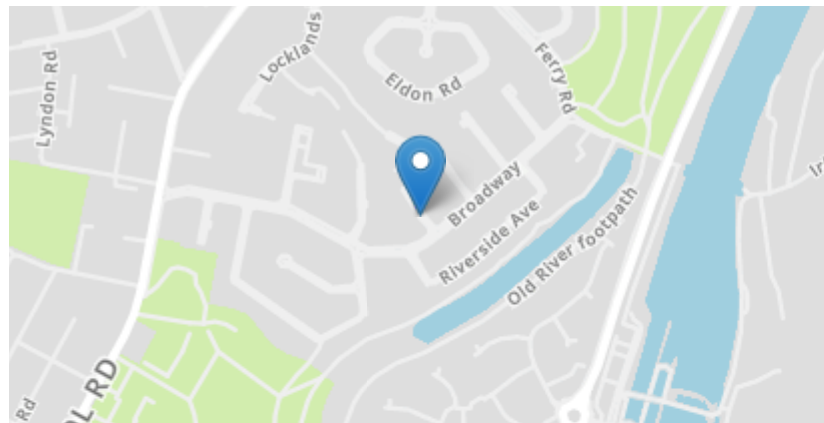
When was the property last rewired? Partial re-wire

Which way does the garden face? South facing rear garden

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

Reasons for sale of property? Relocating

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			
(92-100) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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