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6 Irwell Close, Chandlers Ford, SO53 4QB

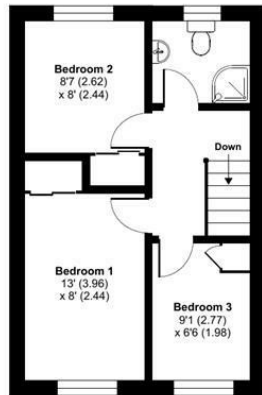
£415,000

An immaculately presented 3 bedroom link-detached home sat at the end of a quiet cul-de-sac in a particularly attractive location. The property affords a host of wonderful attributes to include a good size frontage and driveway with accommodation benefiting from a ground floor cloakroom, sitting room, dining room, modern fitted kitchen and utility room. On the first floor are three bedrooms all of which benefit from built in storage together with a re-fitted shower room. The rear garden enjoys a pleasant southerly aspect and to the side of the property is further garden with a good sized shed. Irwell Close forms part of the popular Valley Park area which itself benefits from a range of day-to-day amenities including shops in Pilgrims Close and St Francis School together with the Cleveland Bay public house. Local woodland walks and the Knightwood Leisure Centre are also nearby.

Accommodation	Rear Garden: Approximately 31' by 28' enjoying a pleasant southerly aspect. Adjoining the house is a patio leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, raised fruit and vegetable patch.
Ground Floor	Side Garden: 24'10" x 18' 9" Lawned area, garden shed measuring 16' x 7'8"
Entrance Hall:	OTHER INFORMATION
Cloakroom: Wash basin, wc.	Tenure: Freehold
Sitting Room: 16'3" x 11'11" (4.95m x 3.63m) Stairs to first floor, electric Dimplex fire.	Approximate Age: 1980's
Dining Room: 10'11" x 7'7" (3.33m x 2.31m) Double doors to rear garden.	Approximate Area: 1062sqft/98.6sqm
Kitchen: 10'11" x 6'9" (3.33m x 2.06m) Range of cream coloured shaker style units, electric oven and hob with extractor hood over, space for fridge/freezer, tiled floor.	Sellers Position: Looking for forward purchase
Utility Room: 8' x 4'8" (2.44m x 1.42m) Matching cupboards, space and plumbing for washing machine, boiler, tiled floor and door to rear garden.	Heating: Gas central heating
Study: 9'3" x 8' (2.82m x 2.44m) (Formerly the rear section of the garage).	Windows: UPVC double glazing
First Floor	Loft Space: Partially boarded with ladder and light connected
Landing: Hatch to loft space.	Infant/Junior School: St Francis C of E Primary School
Bedroom 1: 13' x 8' (3.96m x 2.44m) Built in wardrobe.	Secondary School: Toynbee Secondary School
Bedroom 2: 8'7" x 8' (2.62m x 2.44m) Built in wardrobe.	Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 3: 9'1" x 6'6" (2.77m x 1.98m) Built in cupboard.	Council Tax: Band D
Shower Room: Re-fitted white suite with chrome fitments comprising corner shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor and walls.	Agents Note: If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.
OUTSIDE	
Front: To the front of the property is a good sized driveway and turning area providing off street parking, adjacent lawned area enclosed by hedging and fencing with side access to rear garden.	



Ground Floor = 519 sq ft / 48.2 sq m
 First Floor = 360 sq ft / 33.4 sq m
 Garage = 62 sq ft / 5.8 sq m
 Shed = 121 sq ft / 11.2 sq m
 Total = 1062 sq ft / 98.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1296663.



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

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