



jordan fishwick

7 Farwood Close, Old Trafford, M16 9DQ
Guide Price £250,000



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Manchester, M16 9DQ**

Guide Price £250,000



The Property

*****NO CHAIN***** Nestled at the end of a quiet residential CUL-DE-SAC is this delightful TWO BEDROOM SEMI DETACHED MODERN PROPERTY which benefits from both a DRIVEWAY AND GARAGE providing off road parking as well as a SUBSTANTIAL CORNER PLOT. This splendid property will prove ideal for a young couple / first time buyers and is well placed for all local amenities and transport links including the Metrolink (Trafford Bar) which provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: enclosed porch, 14ft lounge, dining kitchen. To the first floor there are two good sized bedrooms, the main with full height fitted wardrobes and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a large driveway and detached garage providing ample off road parking while to the rear and side of the property a fenced and enclosed garden has been mainly laid to lawn and features a large covered patio area and storage shed. An internal viewing of this fine home is most highly recommended. Sold with no onward chain.

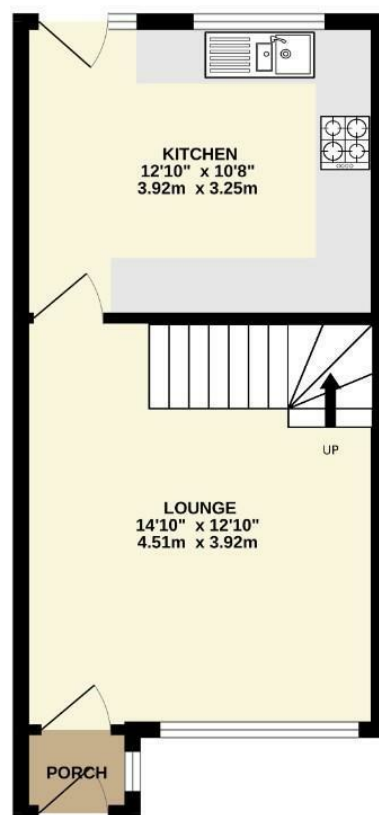
- NO CHAIN
- Superbly presented semi detached modern property
- Two good sized bedrooms
- Large corner plot
- Driveway and detached garage
- Quiet residential CUL-DE-SAC
- Well placed for all local amenities and transport links
- Ideal for young couple / family or first time buyers
- 0.5 miles to the Metro (Trafford Bar)
- Council Tax: B. EPC:



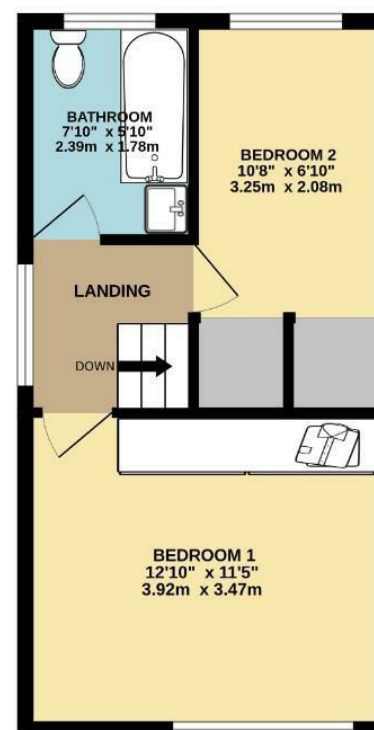
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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