



 3
Bedrooms

 1
Bathroom





Upon entering the house, you are greeted by a welcoming reception room, well-lit with natural light and thoughtfully designed for a cozy atmosphere. The layout includes three bedrooms, providing ample space for family members or guests. The bedrooms are versatile and can be customized to suit various needs, such as a home office or study.

The house features three reception rooms, each serving a distinct purpose. One of these rooms could be utilized as a formal living area, perfect for entertaining guests. Another reception room may serve as a casual family room, ideal for relaxation and everyday activities. The third reception room could be used as a dining room, creating a designated space for family meals and gatherings. The property boasts a large garden, offering a private outdoor space for residents to enjoy. This is an excellent feature for those who appreciate outdoor activities, gardening, or simply relaxing in a green and tranquil environment.

The proximity to Longford Park adds to the appeal of this residence. Residents can easily access the park for leisurely walks, picnics, or recreational activities, enhancing the overall quality of life. Families with children will appreciate the convenience of being near local primary and high schools. This proximity ensures that educational facilities are easily accessible, making the daily routines of families with school-age children more manageable. Overall, this three-bedroom house in Firwood, Old Trafford, offers a balanced combination of comfortable living spaces, convenient location, and outdoor amenities, making it a desirable home for a variety of residents.

Council Tax - C

EPC - D

Utilities - TBC

Leasehold

Ground rent £5 per year

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Porch

uPVC door. Double-glazed window. Vinyl floor.

Entrance Hall

Wooden door. 2 frosted windows to the porch. Laminate flooring. Wall-mounted radiator. Staircase. Door to WC. Doors to reception rooms 1 and 2. Open plan to kitchen.

Reception 1 *3.34m x 3.42m*

Open plan to the dining room. Carpet. Double-glazed bay window. Electric fireplace. Wall-mounted radiator.

Reception room 2

Open plan to lounge. Door to garden. Wall-mounted radiator. Double-glazed window.

Downstairs WC *1.46m x 0.83m*

Boiler. Laminate flooring. Hand wash basin. Tiled wall. WC.

Kitchen *5.90m x 2.11m*

Vinyl flooring. High gloss wall and base units. Double-glazed window. uPvc door to garden. Gas hob, oven/grill, and extractor fan. Dishwasher. Tiled backsplash. Space for appliances. Spotlights. Velux skylight. Wall-mounted radiator.

Reception room 3 *5.60m x 3.23m*

uPVC door to front. Double-glazed window at the side. Double-glazed frosted glass to the front. Carpet. Fitted wardrobes.

Landing

Carpet. Staircase. Double-glazed-window. Storage cupboard.

Bedroom 1 *4.89m x 3.44m*

Carpet. Double-glazed bay window. fitted wardrobe. Wall-mounted radiator.

Bedroom 2 *3.70m x 3.45m*

Carpet. Double-glazed window. Wall-mounted radiator.

Bedroom 3 *2.12m x 2.38m*

Carpet. Double-glazed window Wall-mounted radiator.

Wetroom *2.42m x 2.08m*

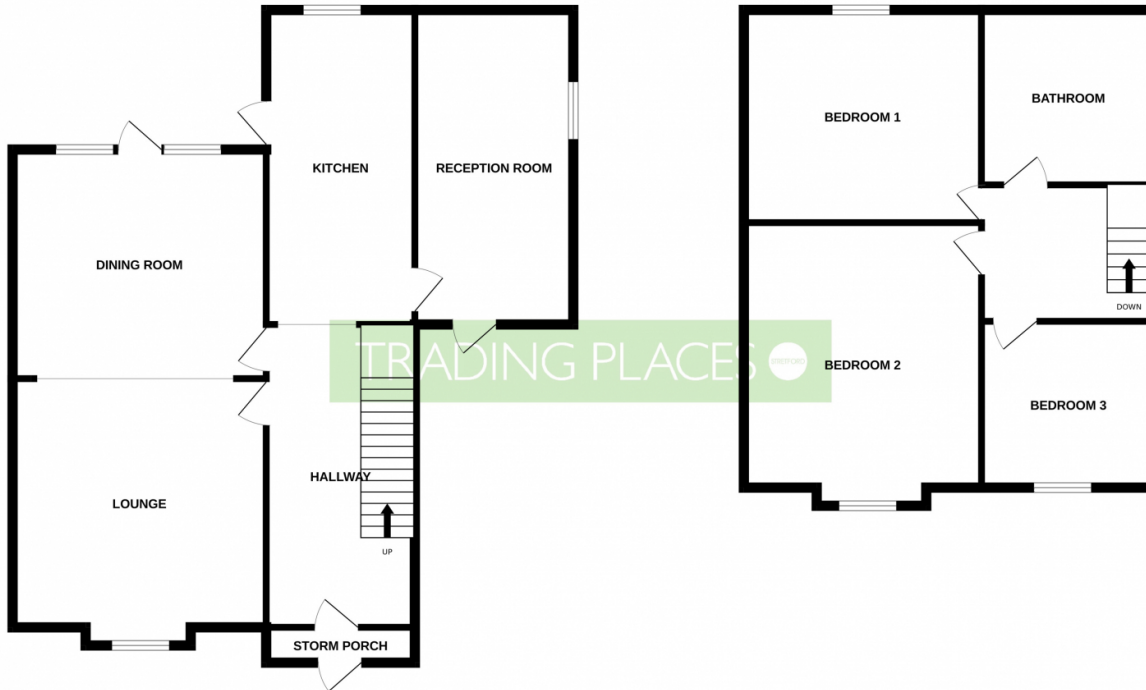
Vinyl floor. Wall-mounted radiator. Double-glazed frosted windows. Loft access. WC. Hand wash basin. Walk-in shower.

Garden


Paved. Lawn. Shed. Driveway. Fenced all around.

GROUND FLOOR

1ST FLOOR



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

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