



 2
Bedrooms

 1
Bathroom





Spacious Two-Bedroom First-Floor Flat with Balcony in Firswood

This two-bedroom first-floor flat offers a wonderful opportunity to create your dream home in the desirable area of Firswood. With good-sized rooms throughout, the property provides a versatile living space that is ready for modernisation to suit your personal style.

The kitchen features direct access to a private balcony, offering a charming outdoor space to relax or dine al fresco. The rest of the flat benefits from a practical layout, including a generously proportioned living area and two well-sized bedrooms.

Located within walking distance of Longford Park, the property is perfect for those who enjoy outdoor activities or a peaceful stroll. Families will appreciate the proximity to two reputable local primary schools, while excellent transport links via the nearby Metrolink station provide easy access to Manchester city centre and Altrincham.

Although in need of some updating, this flat presents an exciting project for first-time buyers, downsizers, or investors looking to add value. Its combination of spacious accommodation, fantastic location, and potential makes it a great investment opportunity.

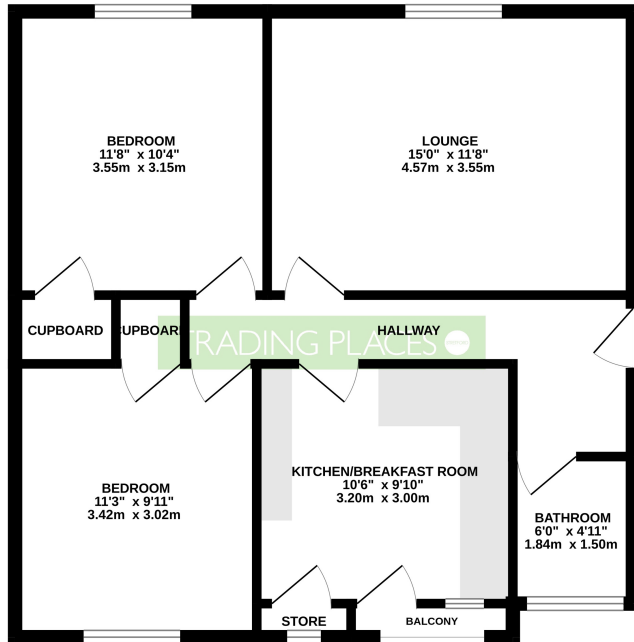
Council Tax - A

EPC - C


Tenure - Leasehold; 125 years from 28/02/2000, Ground rent- £10 per annum

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GROUND 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	71	78
(55-68) D		
(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 

Address: Broseley Road, Firwood, M16 0EZ

