

82 Norwood Road, Stretford, Trafford, M32 8PW



**JP&Brimelow**  
ESTATE AGENTS





**\*\*VIDEO TOUR AVAILABLE\*\*** Situated on a highly popular residential road, off Edge Lane in Stretford. A stylish and spacious FOUR BEDROOM, bay fronted detached property occupying a corner plot.

Within easy walking distance of all local amenities such as Stretford Food Hall and Longford Park.

In brief, this well-kept accommodation arranged over two floors consists of; a reception entrance hall, a through lounge with a bay window to the front of the property, through to the dining area with bi-fold doors into the rear garden and an impressive fitted kitchen/breakfast room to the ground floor, leading onto a utility room.

A useful brick-built insulated outbuilding across the patio, with power and water. Currently being used as an office with a W.C.

Whilst to the first floor there is a landing leading to four double bedrooms and a four-piece bathroom suite.

This inviting property benefits from a wealth of original features such as cast iron fireplaces, stained glass windows and ceiling coving, a rear driveway, providing off road parking. Warmed by gas fired central heating and has impressive enclosed lawned gardens with established flower beds.

Transport links into the City centre and Media City on Edge Lane and the Metrolink station at Stretford.

**£775,000**










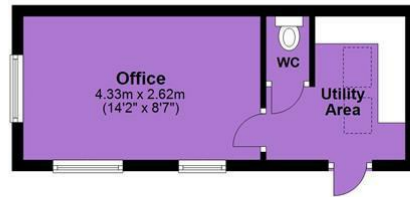
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

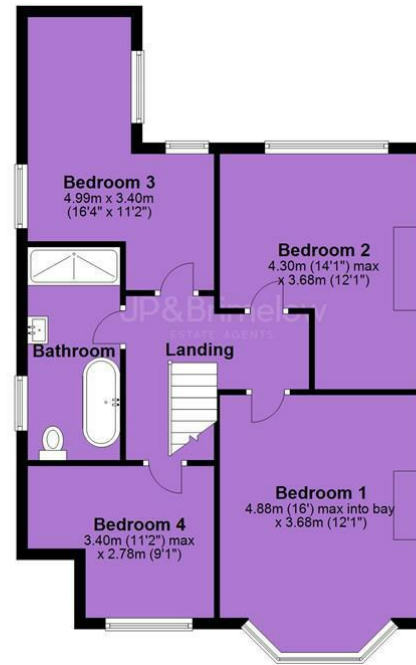


Tenure: Freehold Council Tax Band: E

### Ground Floor



### First Floor



Chorlton & Didsbury Ltd  
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD  
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622  
E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



**JP&Brimelow**  
ESTATE AGENTS

NOTICE: J P & Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows



