

28 Ponsonby Road, Stretford, Trafford, M32 0DU



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £315,000

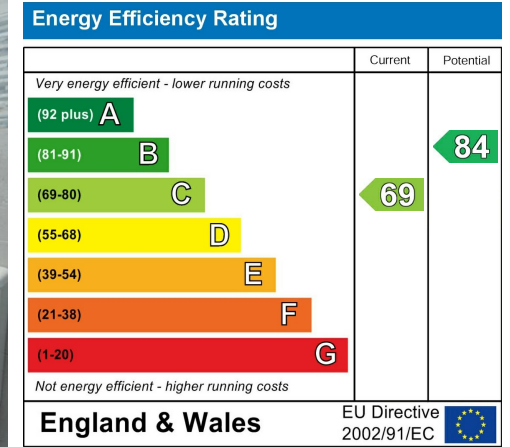
 3  1  2  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented & traditional bay fronted THREE BEDROOM, semi-detached property situated on a popular road off Davyhulme Road East. Local amenities are within walking distance, including The Quadrant, Stretford Mall Food Hall, bars and cafés. The property is close to fantastic transport links with Stretford Metrolink station nearby. The well-planned accommodation comprises of; an entrance hallway, a dining room with a bay window to the front aspect, a lounge with patio doors to the rear leading out onto the enclosed lawned garden and a modern fitted kitchen which also provides access to the garden. Whilst to the first floor, there is a landing leading to three good sized bedrooms and an attractive white three-piece bathroom. The property benefits from a Valliant boiler providing gas fired central heating, a gated driveway providing off street parking for one car, front and rear enclosed lawned gardens and a multipurpose brick built outbuilding.



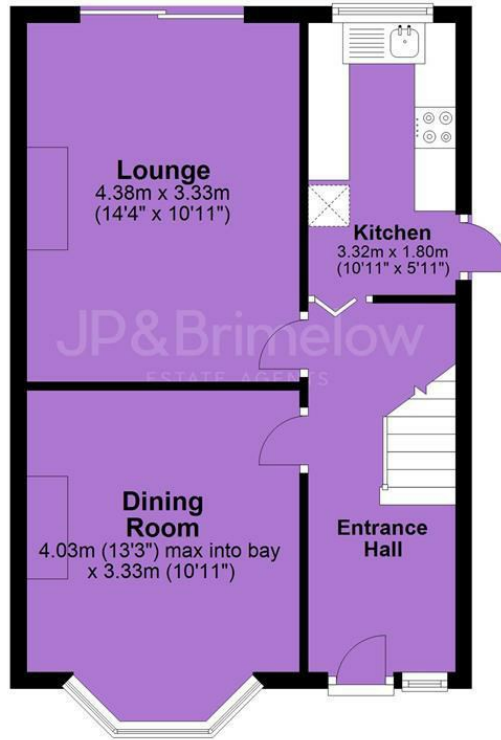


## EPC Chart

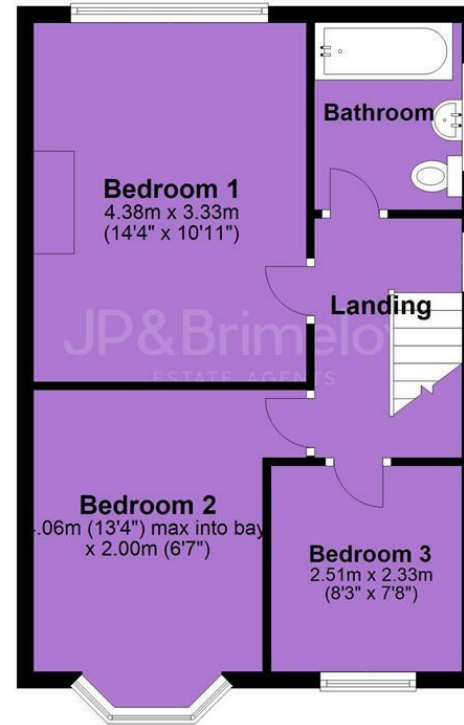


Tenure: **Leasehold** Council Tax Band: **C**

### Ground Floor



### First Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD  
Tel: 0161 8822233  
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents 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 Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow