

3 Firs Avenue, Firwood, Trafford, M16 0GA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000


 3  2  2  D

VIDEO TOUR AVAILABLE A well-presented THREE BEDROOM, bay fronted, semi-detached property situated on a tree lined cul de sac, off Rye Bank Road here in Firswood. Within easy walking distance of Chorlton Centre, just a short drive from Manchester City Centre, and moments away from the Metrolink station also on Rye Bank Road (Firswood) giving you direct access to Media City, Manchester City Centre and Manchester International Airport. Well positioned for the local amenities in Chorlton, The Hilary Step Bar and Jam Street Cafe on Upper Chorlton Road and the property is also close to several good Trafford Primary Schools. The well-planned accommodation comprises; a porch, an entrance hall, a lounge with bay window to the front, a dining room, conservatory with patio doors allowing access into the rear garden, a downstairs W.C, a breakfast area and kitchen with access out into the rear garden. To the first-floor a landing reveals three good-sized bedrooms one benefiting from built in storage, W.C and separate two-piece bathroom. The property benefits from a gated driveway providing off road parking leading to a useful detached garage, an electric car charging point, a good-sized rear enclosed artificially lawned garden and is warmed by gas fired central heating. OFFERED WITH NO VENDOR CHAIN.





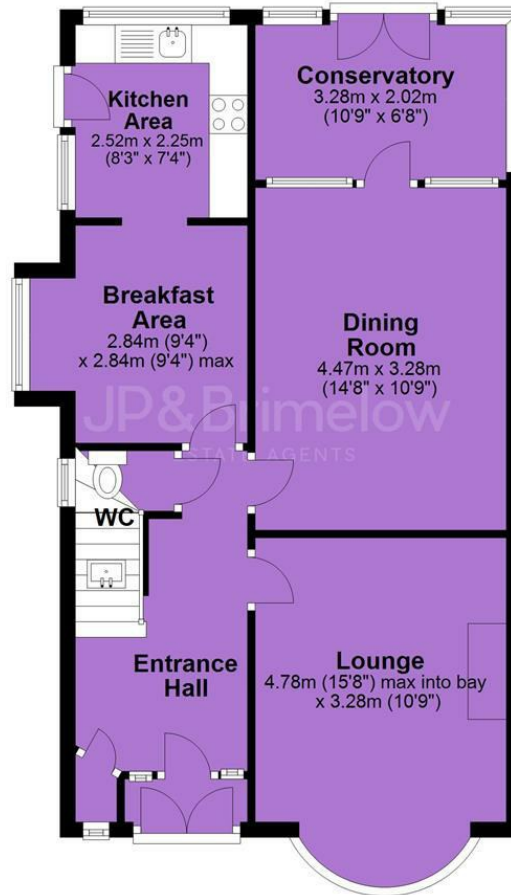
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

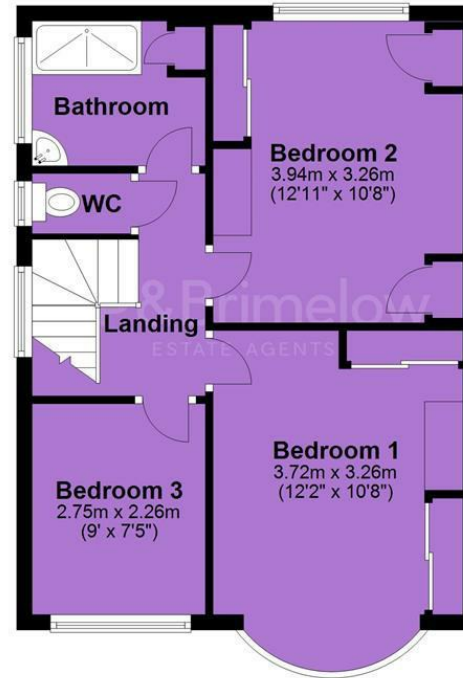


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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