

22 Basford Road, Firwood, Trafford, M16 0GE



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £400,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented THREE BEDROOM, bay fronted, semi-detached property situated on a tree lined residential road here in Firswood. Within easy walking distance of Chorlton Centre, only a short drive from Manchester City Centre, and moments away from the Metrolink station 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 and locally on Warwick Road South, the property is also close to several good Trafford Primary Schools, and the Hilary Step Bar and Jam Street Cafe on Upper Chorlton Road. The well-planned accommodation comprises; A porch, entrance hall, lounge with bay window to the front aspect, a family room with views into the rear garden, breakfast/Kitchen area with access into the rear west facing garden. To the first-floor a landing reveals three well-proportioned bedrooms and a three-piece family bathroom suite. The property benefits from a gated driveway providing off road parking leading to a useful detached garage, a good-sized rear enclosed lawned garden, warmed by gas fired central heating. OFFERED WITH NO VENDOR CHAIN.





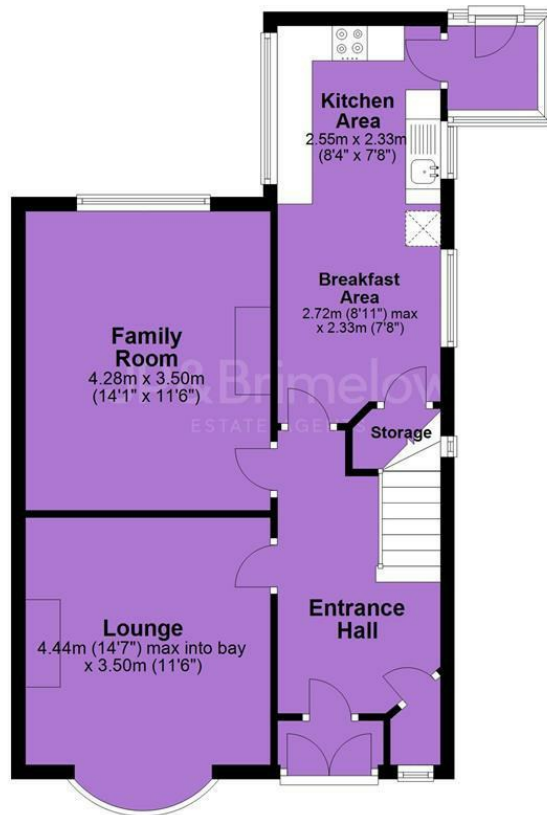
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>		<b>61</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

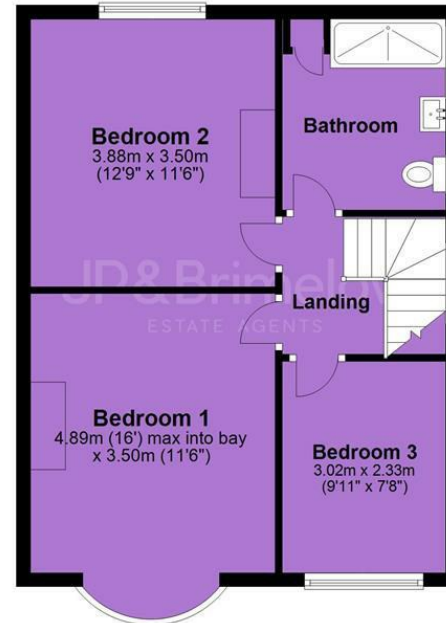


Tenure: **Leasehold** Council Tax Band: **C**

### 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



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