

14 Rosslyn Road, Firwood, Trafford, M16 0FY



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £410,000


 3  1  2  D

VIDEO TOUR AVAILABLE A charming semi-detached home boasting THREE BEDROOMS and a bay front, situated on a tree lined residential road here in Firwood. Within easy walking distance of Chorlton Centre, only a ten-minute drive from Manchester City Centre, and a ten-minute walk from both Firwood and Old Trafford Metrolink stations, giving you direct access to Manchester City Centre, Media City, 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. The well-planned accommodation consists of; a porch, an entrance hall, a lounge with bay window to the front aspect, a dining room with views to the rear, opening to a fitted kitchen with access into the rear garden. To the first-floor a landing reveals three bedrooms and a three-piece bathroom suite. The property benefits from a gated driveway providing off road parking leading to a useful detached garage, a rear enclosed lawned garden and is warmed by gas fired central heating.





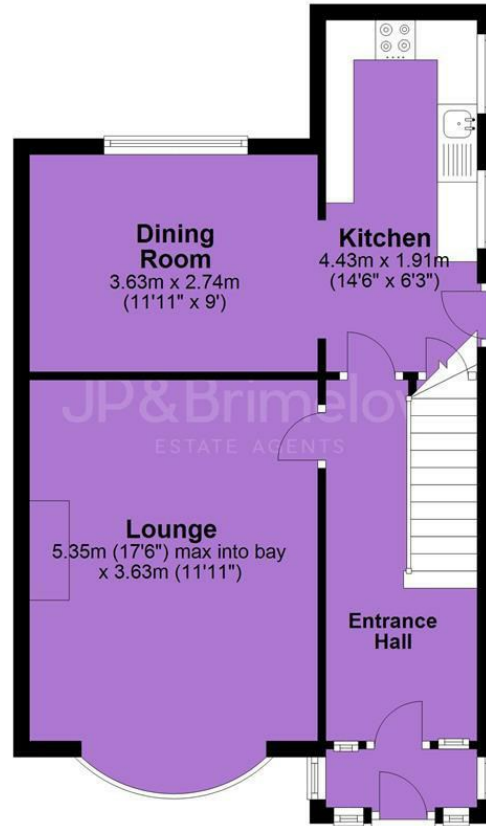
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

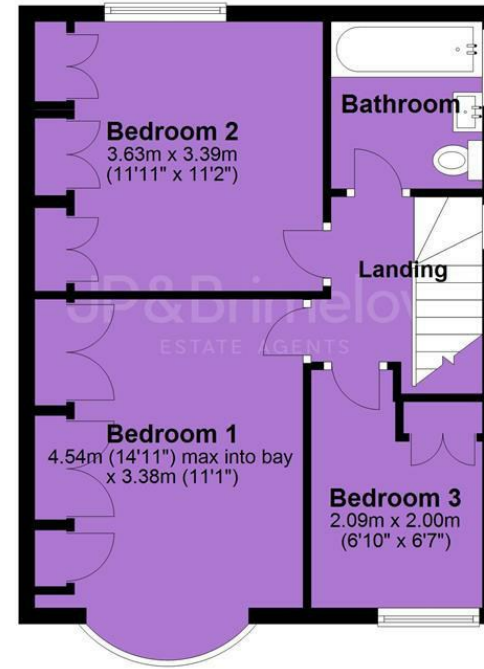


Tenure: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



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