

46 Bedford Road, Firwood, Trafford, M16 0JA



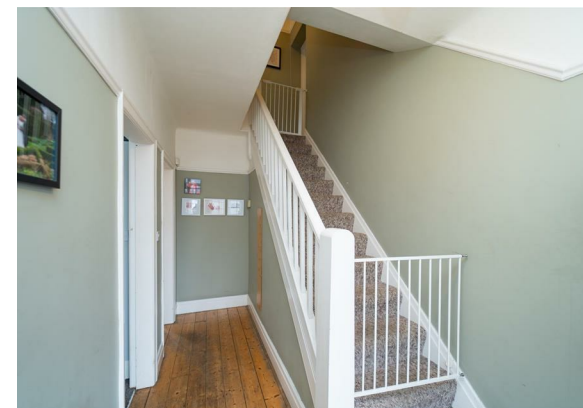
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# Offers In The Region Of £440,000

4 2 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A tastefully extended, FOUR BEDROOM, bay fronted, semi-detached property. Situated on a highly desirable residential road, off Great Stone Road in Firwood. Within easy walking distance of Chorlton Centre, only a ten-minute drive from Manchester City Centre, and moments away from the Metrolink station on Rye Bank Road, Firwood, giving you direct access to Media City and City life. Well positioned for the local amenities in Chorlton and locally on Warwick Road South, the property is nearby to both Kings Road Primary School and St Hilda's CE Primary School and Trafford secondary Schools. The well-planned accommodation consists of an entrance hall, a lounge with a bay window to the front aspect, a dining room opening to a fitted kitchen, with views into the rear enclosed garden. To the first floor there is a landing leading to well-proportioned bedrooms and a three-piece family bathroom suite. The property benefits from a generous driveway, providing off road parking for several cars and a rear enclosed garden. The property is warmed by gas fired central heating and Internal inspection is highly recommended to appreciate this home.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



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